



DEERWOOD

Deerwood Park Homeowners Association 2023 Annual Meeting

Minutes of the annual meeting of the Deerwood Park Homeowners Association, held in the Deerwood Park Clubhouse, Piney Creek NC, at 10:30 AM on October 21, 2023:

- I. Call to Order
 - a. In-person meeting was called to order at 10:30 AM by Rick Alfonso.
- II. Roll Call
 - a. Attendance was taken by Barbara Ortega.
 - b. Board members present: Rick Alfonso, Tony Gestido, Rey Ortega
 - c. A quorum of owners was present.
- III. Year-to-Date Review
 - a. The mold was fixed in the Clubhouse. Plumbing still needs work; bathrooms are not in working order. This will be fixed asap; A/C is scheduled to be fixed in 1st quarter. All other projects, roof, windows, painting, repair of drainage problem have been fixed. The board thanked Jessy Trujillo for his efforts on the clubhouse renovations during his tenure. His dedication to our community has not gone unnoticed and we all should be thankful for his tireless efforts for the betterment of Deerwood.
 - b. There are several owners who have not paid their maintenance fee and special assessment. The board is proceeding legally to place liens on these properties.
 - c. Last year, the focal gazebos were given much needed maintenance (painting, bird roosting repellents, new life rings/rope, etc). This summer, "No Swimming" signs were installed by volunteers. Work is needed on the gazebo at Hidden Pond.

- d. All 7 miles of roads were maintained this year. Board thanked Jessy Trujillo for his continued efforts to keep our roads well maintained.
- e. Association documents were discussed. Although ours expire in 2025, they do automatically renew for another 10 years. North Carolina has a standard document for HOAs—North Carolina Planned Community Act—but DWP is not required to abide by this document due to when the development was incorporated. Some owners felt it was best to keep our existing document and not become a part of the NC Act, since we would lose control over any updates. There was a suggestion made to review the NC Act and possibly incorporate sections that may be of benefit. It would take 75% of all owners to agree to make any changes to our documents.
 - i. Current documents make it difficult to enforce any standards. A few years back there was an issue with a “tiny home.” The HOA documents were updated and the owner was taken to court. Previous boards placed a lien on this property, but it is unclear if that lien is actually in place. Board will verify.
 - ii. We have 5 lots which are in the lien process. There was a request to communicate to the Deerwood community if an owner was going to sell a property or if it was going into foreclosure. This would need to be agreed to by the owner. However, if the lot goes into foreclosure, it would become public record and anyone could bid once the county placed it for auction.
 - iii. As an example, our current association docs allow for the building of a hotel, which is just one of the items that needs to be addressed and changed.
- f. Architecture Review Committee was discussed and the need for all building plans to be approved by this committee. Committee needs to enforce setbacks for safety, access for road work, access for utilities, etc. Homes should be 25 feet from the crown of the road. The county does not enforce this regulation; it is the obligation of the community. Mr. Robaina volunteered to join committee and assist.

IV. Motions

- a. Wayne Saxon made a motion that the board should ask those owners who are looking to sell, or perhaps may lose their property, if the rest of the community can know this information to see if other owners may have an interest in purchasing the property. Motion was seconded, and all were in favor.
- b. Terry Morton made a motion that any changes made to the HOA documents would require 75% of the owners to vote and approve. This is already part of our Bylaws and there was no need to further vote.
- c. A motion was made to create a Beautification/Landscape Committee to make suggestions on native plants that should be used in our landscaping and which invasive species to avoid. All voted in favor. Ann Brown volunteered to head the committee. The board thanked her.

With regards to our landscaping, an owner suggested that DWP consider getting rid of the overgrown areas that were once landscaped by pulling out old bushes and just planting grass seed. Owner explained this would eliminate the need to pull weeds and prune bushes, and would help DW have a more manicured look by only having to mow. Although this was not a motion it was discussed and the board will look into proceeding with this suggestion.

- d. Wayne Saxon made a motion to establish a detailed "Wish List" of maintenance items needed around the community, with prices for each, to be presented at the next annual meeting with the proposed budget. Motion was seconded and all voted in favor.
- e. Terry Morton made a motion that the annual meeting for the association should be held in October as outlined in our association documents and not any time in the fourth quarter. This is already part of our Bylaws and there was no need to further vote.

- f. Terry Morton made the following motion:
 - i. Maintenance fee for the 2024/2025 fiscal year should be paid as normal based on our current budget.
 - ii. Since the vote passed to change our budget year to January-December effective January, 2025, once the 2025 budget is approved by the owners at the 2024 annual meeting, then in January 2025, the board will invoice owners for the 2025 calendar year. This would allow for additional income to cover increasing expenses and perhaps not require a large increase to our 2025 budget.
 - iii. The motion was seconded by Tony Gestido. The majority were in favor and the motion passed.
- V. Financial Review
 - a. Many community expenses have increased and we will need to review our 2025 budget and present to the community a budget that covers our expenses and also starts to build a reserve for unforeseen issues. The point was made that we should all expect our maintenance fees to increase in 2025.
 - b. 2024 maintenance invoices will be sent in January. We thank all owners who pay the dues early, which assists our community.
 - c. For 2025, at the 2024 annual meeting with the 2025 budget the board will present to the community the option of paying dues semi-annually for those that wish to split the payment.
- VI. The clubhouse may be a source of revenue once the maintenance is completed. The owners of Red Dog Bistro may be interested and the board will explore options and present them to the community.
- VII. Q&A
 - a. There was suggestion that when the budget is presented that we also propose a 2-year plan that outlines projects and improvements we would like to accomplish within the community. Homeowners will be presented a budget with actual expenses needed to maintain the

community, then decide which other projects they would like to add. Discussion and approval of the 2025 budget will occur at the 2024 annual meeting.

- b. Holiday garbage overflow is a problem. Discussion included:
 - i. Schedule extra pick-ups
 - ii. Replace with larger dumpsters
 - iii. Redesign bin areas
 - iv. Change community entry codes due to outsiders using dumpsters
 - v. Get owners to follow the rules and break down cardboard boxes before placing in the dumpster
- c. An owner mentioned that Mountain Ridge Rd. needs pruning of large tufts for clear visibility of roads.
- d. There is new construction taking more than the allotted 18 months. One of the homeowners whose home is under construction explained he was in the middle of lawsuit with the builder but was working to complete their home.

VIII. Voting Results

- a. New board members are Andy Brown and Benjamin Sanchez. Per the Bylaws, positions will be assigned at the first meeting of the Board. Our current board is Tony Gestido, Rey Ortega, Andy Brown, Benjamin Sanchez and Rick Alfonso.
- b. A vote to change our fiscal year from June-June to January-December starting in January 2025 was passed by the community.

IX. Meeting adjourned by Rick Alfonso.

