

# DEERWOOD PARK HOA MEETING MINUTES

OCTOBER 19, 2020

## HOA BOARD MEMBERS

Terry Morton, President – present  
Wayne Saxon, Vice President – present  
Maria Trujillo, Secretary/Acting treasurer – present  
Vivien Valdes-Fauli, Treasurer – resigned- absent  
Shailim Rodriguez, At Large – present

### CALL TO ORDER

Meeting was called to order by the HOA president. Attendance was recorded and a quorum was established.

Everyone in attendance received a package of information to follow thru the meeting. All members of the Board present were introduced by the president. Motion was made to approve 2019 HOA meeting minutes. Motion made and passed unanimously and minutes approved.

A brief synopsis was given by the president of the Board's past year's focus on:

1. Continue updating our contact information. We have a number of lots and houses sold with change of ownership. There are more houses and lots for sale and soon some will have new ownership. It's an ongoing effort to obtain all the new information and keep our contact information updated and dues up to date. We are confident our contact information is accurate.
2. We continue collection of past dues and lien procedures. We have been very successful in collecting dues and will continue to focus on these in order to bring the uncollected \$\$ as close to zero as possible. We have a number of liens filed and possible foreclosures in progress that have not been executed yet.
3. In 2019/2020 we have done more in the last few years on permanent fixes on our roads since the beginning of the development. All the areas that have been ditched and rocked are doing really well. Our goal is to permanently fix all the roads as needed. We've had a tremendous amount of rain. We had 6" of rain early this year. When the rains come we have a Grand Canyon effect. It washes the roads terrible, the ditches get cut deep. We have been working on adding rock to deep ditches, adding ditches, etc. as needed which proven to be very effective.

**Please note: All pages in the handout package cited below will be posted on the website**

## **FINANCIALS (Terry)**

On page 3 in the package(see attached) is the copy of our 2020-21 Budget as of the end of third quarter. Not much has occurred since the 1<sup>st</sup> of October.

- 1<sup>st</sup> column reflects the budget line items. Our total budget income with our dues increase is \$119,025.
- Second column reflects the budgeted amount for each line item.
- Third column reflects (not 100% accurate) our actual expenses in each item.
- Fourth column reflects remaining budget needs to take us to the end of 2020.

We have to run our finances thru 2020 and then thru May 2021. We don't get any more income until next June. This budget represents 2020 but we also add the factor of the amount of money we need for the first five months of 2021.

As of the first of October we had \$54,415 in our checking account. On the Total Budget Info line fourth column, the remaining budget needs for 2020 is \$30,441 and below that the amount needed to carry us over thru May 2021 (22,000). When you add those two together you get \$52,441 needed.

As of October 1<sup>st</sup> 2020 our checking account balance was \$54,415. We have sufficient funds to carry us thru May 2021. We are also expecting to receive more funds from past dues.

On page 4 (attached) is a year to year representation since 2017 of our unpaid dues status. With great effort and thru the lien process we were able to bring the unpaid dues to \$8,231 in 2019. This year as reported by Maria we have \$10,113.00(we assume COVID) in outstanding fees (a targeted foreclosure paid all amount due). As of October 2020 we have:

- 2 possible foreclosures
- 5 delinquent 2020
- 1 property quick deeded to HOA (dues unpaid)
- 1 made partial payment
- 1 paying monthly
- 1 underpaid fees
- 1 owes late fee

On page 5 (attached) is the amount needed in the checking account each end of year to carry us thru May of the following. Anything less than that will not be sufficient to meet the needs before dues are collected in June each year.

## **MAINTENANCE (Wayne)**

We followed all Army Corp of Engineers recommendations to avoid the destruction of the roads in the Enclave area due to floods, including the recommended larger culverts, without success. Therefore, we removed the culverts at the end of Horse Trail to let the water flow freely without causing further damage. We had to spend \$20,000 to \$30,000 each year including this year to fix the Enclave roads. This is money we could use to fix other problems in the community.

The funding to build a bridge was graciously donated by two homeowners. It is a beautiful bridge. If you haven't seen it yet go and enjoy. The new bridge on the Enclave is restricted to ATV's, golf carts and pedestrians. Please comply with the signs posted.

Fawn trail was in bad shape and it was finally fixed. We have also identified other roads that need fixing soon. The first on the list is Deer Forest Lane/ Squirrel Run Road. This road will be fixed as soon as funds are available. Next in line will be the other road projects on the Project List. These are regularly prioritized and worked on as funds become available. This Project List (pages 6, 7 and 8) is our future "to do" list. These projects are in addition to yearly gravel/box-blading/snow plowing activities. The list is updated and posted on our website under "Documents".

The main gate in the development was a used gate when it was originally installed by the developer and has been constantly breaking. According to the experts we have maximum two years before the gate stops working. Most equipment inside the mechanism is worn out. The estimated cost to replace both sides of the gate is anywhere from \$8,000 to \$10,000. It is recommended that future board sets aside \$5,000 the next couple of years to be prepared to assume the cost of the installation of a new gate. This item has also been added to Projects List.

The construction in the Woodlands has exceeded the limited time allotted (18 months) for any construction to be completed. In the restrictions there was a typo mistake in which it stipulated that construction was to be completed on any home no less than 18 months. On our 2019 HOA meeting a motion was made to change the words to show no more than 18 months. Motion was passed. The Woodlands construction should be completed by Christmas and all construction logs lining the common roads should be removed by then.

In the future we should consider consulting with our lawyer to determine what course of action we can take to assure construction is done in a timely manner and include it in our restrictions. Any changes to the restrictions must be approved by 75% of HOA members.

The house on Rock Creek has been completed in record time and they have obtained the CO.

The addition on W Ridge Road has been completed.

## **SECRETARIAL (Maria)**

We continue to stress the importance of keeping your contact information current. Please send us any change of address, phone or email. In order to do our job efficiently we need to keep records current.

We will send all the minutes via email and continue to post our minutes and financials on our website. We want to encourage you to view our website: [www.deerwoodparkhoa.com](http://www.deerwoodparkhoa.com) and keep informed. On the website you will find a lot of documents, officer's phone numbers and much more. It is a great source of information.

There is a lot of activity happening at DWP. We have several new owners and there are more cabins and lots selling as we speak. We want to welcome the following new owners to our community:

Cheryl Battiste – East Ridge  
Robert Johns and Kim Johns – Rock Creek  
David and Marlene Rairden – Deerwood

We also have two families that recently moved permanent to DWP:

Mathew and Irene Denadel – Rock Creek  
Maria and Jesus Trujillo – West Ridge Road

## **SPECIAL ISSUES**

There is a historical cemetery on Tessie Circle in the Enclave. Please be aware that it is a felony, punishable by law in the state of North Carolina, to desecrate historical sites. Some ATVs have been sighted riding on sacred ground. Should anyone be seen riding on the historical site they will be reported to the authorities.

Renters are not allowed to use ATV's in DWP. Only owners and their immediate family. Please make sure to keep your guests informed about the ATV rules in DWP.

At one time all ATV's had to be registered and have a tag to identify the owner. Many owners registered their ATV's. However, there was no consistency in following up to make sure all ATV's were registered. The Board will look at the possibility of re-establishing tags.

## **LEGAL ITEMS** – Terry Morton

Enclave lot 9. The previous owner failed to comply with the HOA restrictions and placed a tiny home on her lot. We took her to court and sued. She then quick deeded her property to another party. There was an injunction placed on the property which we were able to apply to the new owner. They can't do anything with the lot until they satisfy the amount owed the HOA.

Horse Trail Pond – It was taken unethically from the HOA. The HOA attorney at the time did not contest ownership and the statute of limitations has prevented us from re-claiming what was rightfully ours. We have written a letter to the owner of the lot, who is now selling her home, in hopes she would consider returning the pond to the HOA but have been unsuccessful in getting a response.

Foreclosures - As mentioned before we have one foreclosure solved. Owners have fully paid their dues. We still have two outstanding possible foreclosures. One has been impossible to locate. She continues to evade us. The other is an older couple who are unable to respond to us due to health issues. We are pursuing communication with the relative in charge of their well being.

Two HOA members have agreed to spearhead the following committees:

Architectural committee: Wayne Saxon (continue)

Maintenance committee: Jesus Trujillo

## **VOTING RESULTS**

Congratulations to New HOA Board members:

Rick Alfonso- absent

Seana Corbeil- absent

Terry Morton(incumbent)

Positions will be confirmed at a later time.

Motion made to adjourn. Motion seconded. Meeting adjourned at 11:30