



## Annual Meeting Minutes • October 23, 2021

### **ATTENDANCE / QUORUM:**

Board members Rick Alfonso, Jessy Trujillo, Cookie Rodriguez, Seana Corbeil and 25 homeowners.

Once a quorum was established, **Rick Alfonso** opened the meeting by thanking Terry Morton for his service over the years, explaining that, in the HOA president's role himself, he understood what a "thankless" job being a board volunteer can be. Audience thanked Terry with applause.

### **SEPTEMBER MINUTES APPROVED**

Rick motioned to approve the minutes from the September board meeting. **Cookie Rodriguez** seconded the motion, attendees said "I" in favor, and minutes were officially approved.

### **ROAD MAINTENANCE / Jessy Trujillo**

Jessy voiced his approval of this year's road vendor, Matt Weddington. He also explained how this year's board has split up maintenance duties among two board members—himself & Seana Corbeil—due to the scope of the needs. Jessy handles roads & landscaping; Seana handles special projects, such as signage, entrance enhancements, website, and general maintenance such as refurbishing benches/ birdhouses/etc.

Jessy brought before/after photos that showed the state of the roads after a heavy rainfall, explaining how he, along with Matt Weddington's assistance, has been able to correct many issues.

Jessy reminded the owners how he had been able to get down 65 truck loads of gravel over the four most-used miles of roadway. He noted that the board has plans for 70 loads next year, since the roads in The Enclave phase needed more gravel.

Jessy explained that immediately after the 70 loads are spread, road maintenance will be done on four areas that are showing signs of wear:

1. Rocky Creek Rd., near intersection of Frontier Trail
2. Entrance to Mountain Ridge Rd.
3. Deer Crossing Rd., going up the hill toward Fernandez residence
4. Area in the Enclave

These areas will be dug out, rip-rap rock added at the base for stability/durability, then two other gravel substrates added on top.

## **COMMUNITY ENHANCEMENT / Seana Corbeil**

**1. Logo** — Seana discussed the reasons why it was important for Deerwood Park to have its own identity and not be a “shadow” of the developer’s company.

It was explained that the logo was created by an online logo company, where graphic artists from all over the world entered the competition. Based on the directive of creating a logo that was simple (convertible across all media) and unique, 230 entries were received. Local focus grouping was done to narrow the field to the top 10. Board/committees voted to choose the winning logo. (See “branding” supporting document below.)

**2. Community Signage** — Seana discussed how having a logo laid the foundation for being able to create consistency in our signage. A collage of the previous signs was shown to demonstrate how DW has used a wide variety of styles/colors/fonts over the years. A second collage was shown to depict how consistency throughout the signage offers a cleaner look. (See “old signs” and “new signs” supporting document below.) It was noted that the signage was donated by a homeowner (anonymous) and installed by DW volunteers.

**3. Street Signs** — Seana mentioned that the board has been working with the County to get all new street signs. About half are up at this point, but more need to be ordered and installed. Goal is to have all new ones by the end of the year.

**4. Street Lights** — The board has coordinated with Blue Ridge Electric to have all new street lights installed throughout DW next year. The lights will be LED, but will be “International Dark Sky” rated, meaning they will not be too bright or create a disturbance to wildlife.

**5. Main Entrance** — Seana went over the enhancements that have been done to the main entrance to date. (See “main entrance enhancements” supporting document below.)

- gate turned around to open into the community upon approach
- motors installed behind the columns, for aesthetics
- keypad moved up closer to gate, for safety
- old and unneeded items removed from the landscape, for a more manicured look
- new signage

- gate re-painted
- rotted wood fencing replaced
- 2 new lanterns installed on front columns; they coordinate with new signage and unsightly wiring has been eliminated.

The board shared its vision for a new stone monument and sign that would be positioned close to the gate, instead of down the road, detached from the entrance, like it is currently. (See “front entrance vision” supporting document below.) This would be a future endeavor, when funds are available.

**6. General Cleanup** — Seana informed the group that the board has made it a goal to clean up old materials and debris that have been laying around the premises. Two truckloads of trash have been taken to the dump, after cleaning up around the clubhouse silo and gazebos. (See “general cleanup” supporting document below.)

It was also mentioned that old birdhouses that had fallen apart over the years were being replaced or refurbished by volunteers. Five new birdhouses, handcrafted by owner Luis Macias, have been installed.

Upcoming Beautification / Maintenance:

- rusty metal benches to be spray painted
- gazebos to be power washed & painted
- pond fountain to be repaired
- ponds to be treated for algae
- dead trees removed in focal areas
- picnic tables & grills painted
- Horse Trail Rd. bridge stained
- lawn furniture at barn fire pit painted/repared
- selective pruning of overgrowth throughout
- weeding in landscaped areas
- footbridges needed for access to picnic areas on Deer Valley Rd. (Terry Morton cautioned that these bridges get washed away in heavy rains. Other alternatives need to be considered.)
- fences repaired where needed; removed where not needed (if rotted).

Board asked for volunteers, if any of these items were jobs people felt they could help out with. With cost of labor and materials on the rise, DW will need to depend more and more on owners as volunteers.

### **ACC UPDATES / Cookie Rodriguez**

Cookie informed the group that the “Construction & Renovation Approval Form” has been updated and is available on the website. She reminded homeowners to please be sure to submit the pertinent info to the board, for any upcoming major projects.

## **CORPORATE DOCUMENTS / Rick Alfonso**

Rick informed that group that our attorney Heather Klein has reviewed Deerwood's "Declaration of Restrictions" and agrees that the document is indeed dated and is not relevant to today in many areas. Rick mentioned a couple of areas in the Restrictions that are not in tune with DW, such as the fact that the document allows for a hotel to be built within our community. Also, the document needs to be updated because it doesn't give the board the power to enforce the guidelines.

This will be something that the attorney will update in the future and all homeowners will vote on what changes will be made. Terry Morton reminded everyone that in 2025, the 30-year anniversary of the development, we can vote to keep the document as is, or completely replace it.

Several homeowners said it would be a good idea to make a list of all that needs changed, and have owners vote on each line item.

## **FINANCIALS / Rick Alfonso**

Rick went over the most recent financials, which shows the development to be in good shape heading into 2022. (See "2021 Budget vs Actual" supporting document below. Latest Balance Sheet and Income Statement are on the website under "Documents.")

Rick said we have two lots that are being foreclosed because the owners have not paid dues for a very long time. Aged Receivables, as of October 20, stand at \$8,600, and from that number, \$4,300 is from these two properties.

Rick explained that eight lien letters were sent out and four homeowners immediately paid, leaving \$2,200 outstanding. He said that sending the dues invoices out early was helpful, because the budget is incredibly tight and leaves no room for extras. Rick told the group that Jessy was instrumental in saving money on road work, which has allowed for some of the work at the front entrance to be done. However, it was only by a homeowner donation that the signage was able to be updated.

The issue of raising dues was brought up, due to the rising cost of labor and materials. Rick compared Deerwood to the neighboring Bear Creek, where homeowners pay \$950 for annual dues. Rick explained that as expenses continue to go up, it's unrealistic to expect to stay at the same rate year after year. Our accounting fees are going up, landscaping is going up (due to high gas prices) and road work is also going to cost more due to the cost of goods and rising gas prices. Utilities are also on the rise.

A question was raised about where the money for the \$16,000 gate enhancements fit into the budget. Rick said the accountant logged it on the Balance Sheet as a "depreciable asset," per the accountant.

With \$37,000 left in our checking account, Terry Morton urged the board to send out dues notices early in 2022, so that we have adequate funds to make it through January to June.

### **CHAPEL MAINTENANCE / Jessy Trujillo**

Jessy brought up the fact that a homeowner had donated more than \$5,000 to update the chapel, while another homeowner donated the bulk of funds for the Horse Trail Rd. bridge. He said it was good to see that homeowners are willing to invest into our community.

### **LANDSCAPING / Rick Alfonso**

Rick mentioned that the board would be asking for other bids for our mowing/landscaping service, in the hopes of finding an affordable vendor who will help with weeding, pruning, edging, and mulching. Our current vendor primarily mows, but does not have a big enough crew for all the development's other landscaping needs.

### **CLUBHOUSE RENOVATIONS / Seana Corbeil**

Seana outlined needed repairs. (See "clubhouse" supporting document below.)

- runoff & drainage issue at front
- roof repair
- new fascia boards
- new windows & doors
- professional mold removal
- storage room needs new ceiling

The board obtained a quote from a local contractor for \$32,000 - \$40,000 for the above renovations. This number seemed low to most, given all that is needed. Also, that quote addresses the clubhouse and not the old sales office (now art gallery), which is also in need of exterior repair.

To get started, the board contracted to have the two big trees that were hanging over each side of the building pruned back. The vines that had overtaken the stone wall, silo, and some of the siding have also been removed. Seana explained that the pruning was all the community could afford at this point and that we all needed to decide whether we fix the building or let it go.

A few homeowners asked if a "special assessment" had been considered as a way of salvaging the buildings. Rick said he would like to look at the budget first, which will come out in the first quarter for the June-June fiscal year. He said that the proposed special assessment would not be a big number when divided between homeowners. He reiterated that we want to be respectful to homeowners as far as the financial side

of it, but that a one-time special assessment was the way we would have to go if we wanted to salvage the buildings.

A homeowner asked if the board had considered changing the fiscal year to Jan-Dec, instead of June-June. Rick will look into changing our fiscal year, and collecting dues in January.

A homeowner suggested we prioritize the clubhouse renovations, so that all renovations wouldn't need to take place all at once.

Another homeowner brought up the possibility of renting out the clubhouse, and maybe the chapel, as revenue sources. While this has been considered in the past and found to be too cumbersome, the board agreed that it might be something to consider again, once the clubhouse is renovated. The homeowner also suggested that event planning companies should be considered to manage events. A different homeowner questioned the liability that comes along with this kind of undertaking.

A homeowner suggested that the board make a motion to get 3 bids for fixing the buildings, then pass the special assessment to get renovations started. Rick made the motion and the motion was seconded by Cookie Rodriguez. Homeowners in attendance were all in favor; no one voiced opposition.

### **LOTS OWNED BY THE HOA / Rick Alfonso**

Rick brought up the issue of the HOA owning three lots and how the association misses out on the income of dues. While two of the three lots cannot be sold because they were deeded "common space" by the developer, one lot can be sold. Rick said the board will pursue this.

### **GARBAGE PICKUP / Jessy Trujillo**

Jessy will be scheduling extra garbage pickups during the heavy visitor months. Homeowners complained about how full boxes are thrown into the trash regularly.

### **MORE QUESTIONS FROM THE FLOOR**

- 1) "Can we get board meetings on Teams or Zoom?"
  - Rick replied that he would work towards making that happen.
- 2) "Do we have a Facebook group for Deerwood?"
  - All agreed it would be nice, and a new homeowner volunteered to work on it.
- 3) "Can we go back to having all ATVs "registered" by using DW tags?"
  - Board will bring back this previous method of making sure all ATVs belong to DW homeowners and are not being brought to the premises by renters.

- 4) “Can we get all DW insurance policies onto the website?”
  - Seana will do.
- 5) “Can we get the accountant to break out landscaping expenses so that it’s not all lumped into one category?”
  - Board will work with accountant to add detail to the expenses.
- 6) “Is the Board paying attention to setbacks on new construction?”
  - A homeowner voiced his concern that builders are not following HOA setback rules and this can cause major issues when people park in the right-of-way. Homeowner Rafael Robayna agreed to volunteer to assist the ACC with this, since he has the expertise and knowledge of home building.

### **VOTING RESULTS FOR BOARD**

Cookie Rodriguez and Jessy Trujillo have been re-elected. Jessica Lopez will be joining as a new board member.

### **MEETING ADJOURNED**

Meeting was adjourned by Rick Alfonso at 2:15 p.m.

### **NON-COMPLIANCE**

As soon as meeting was adjourned, but all homeowners were still seated, a homeowner brought up the issue of the home in the Woodlands not being in compliance with Deerwood Restrictions. Many in the room voiced their concerns about the aesthetics of this house. The board will continue to work toward solutions.