



Deerwood HOA 3rd Quarter Meeting Minutes

I. Call to Order

Virtual meeting was called to order by Rick Alfonso at 7:00 p.m. on Aug 17, 2022, on Microsoft Teams.

II. Role Call

Rick Alfonso, Jessy Trujillo, Cookie Rodriguez, Seana Corbeil

III. Approval of Previous Minutes

Minutes from April 2022 board meeting were officially approved by all board members.

IV. Financials

Financials ending July 31, 2022 were approved by all board members.

- Rick commented that the third-party accountant was doing a good job of getting financials to the board on a *monthly* basis instead of quarterly like was done in the past.
- Outstanding receivables stand at approx. \$13,000. Rick asked that lien warning letters be sent out in August or early September to those owners still owing dues. Seana will email the lien warning letter to the accountant to be sent out.
- Cookie questioned if attorney charges were worth the price to put an actual lien on a property. Rick explained that the attorney charges have been minor compared to the gains.

V. Maintenance

Issues discussed:

- The majority of road maintenance has been completed, with Jessy coming in under budget once again. Tranquility Lane is next on the list for improvements.
- New lights have been ordered for the entrance to New River View, where fallen tree branches had smashed fixtures on top of the columns. Three additional lights were ordered to replace the worn/rusted lights on the main Enclave entrance columns.

— As budget allows, board would like to add the same new lights to the columns at the other entrances.

- Fencing has been added off of Deer Valley Rd. to set apart HOA common ground that had gotten lumped into private property by mistake. In order to do this, a professional survey was done.
- Focus for fall will be to take down broken/rotted fencing that is not needed, repair fencing that *is* needed, and paint all HOA fencing. For ease of getting quotes, Seana has put together a document with photos showing all the fencing areas/issues and will distribute it to the group for approval. Jessy & Seana will work on moving the fencing project forward.

— Cookie mentioned it might be a good idea to have all homeowners who have fencing along the roads to paint it black, to create uniformity in the neighborhood. It was discussed that this could be added to the updated *Declaration of Restrictions*, when it comes time to revise that document.

- Old Barn Road pond/gazebo: A new fountain was installed in the pond to help keep the pond from becoming stagnant. Homeowners Ann & Andy Brown graciously donated half the cost of the fountain to the HOA! In addition to a new fountain, all electrical at this pond/gazebo was found to be NOT grounded, so the electrician grounded it all for safety. Other gazebo maintenance that has been completed includes pressure washing, adding bird spikes to deter pigeons, and repairing screens to keep birds from entering. Pond dye was also added to help with algae problem. Coyote decoys were added to help deter geese that cause a lot of issues. Next steps were discussed: Replace rotten wood at this gazebo and repaint it.
- Other ponds/gazebos: Jessy will look into which two of the remaining four gazebos need the most attention this fall and will get quotes to move forward with repairs. Due to budget constraints, the other 2 gazebos will be pushed to spring for repairs.

— **Hidden Pond Gazebo:** This gazebo as been overrun with raccoon and bird feces. A wildlife removal expert has warned that it will be difficult to remedy this situation. Regardless, it was agreed that pressure washing needs to be done asap.

Board discussed how to improve this area. The question of whether this gazebo is worth the maintenance was brought up (since so few visit it). Ideas discussed included eliminating the actual gazebo and make a functional fishing dock that would be easier to maintain. All board members were in favor of re-thinking this area and coming up with ways to beautify it while reducing maintenance. Adding a fountain to help aerate the pond for a few hours a day was also suggested.

Jessy suggested that it would be a good idea to bring up the gazebo maintenance issue at the annual meeting and inform homeowners how much it costs to maintain all the gazebos, then let the owners decide whether they are in agreement of removing any of them. All agreed.

Rick voiced his concern about removing amenities and said he was more in favor of maintaining the gazebos, with an annual maintenance plan, as opposed to eliminating any of them.

— **East/West Ridge Gazebo:** A homeowner dropped off an old grill to this area, which now has to be taken away and paid for by the HOA. Jessy will get a contractor to remove it.

- Blue Ridge Energy has started to paint the street light poles and replace the heads with LED lighting. This process will continue until all street lights in the community have been changed. Seana explained that while the lights are brighter, they are still “dark-sky rated” because the light only shoots downward, not upward.

VI. Legal Documents

Rick has been working with our HOA attorney on updating some of the wording in our legal documents to be more clear than what the developer wrote 25 years ago, as well as taking out wording that allowed for activities not conducive to the Deerwood of today. (For example, permission for a hotel to be built within the community.) All board members were asked to review the changes and get back to Rick with any edits. The changes will be sent out to all owners to approve.

VII. Renters

Discussion based around what could be done to mitigate the wear and tear on the roads and the increase in garbage that frequent renters are adding to the community.

Cookie suggested that owners who rent their cabins pay an annual fee to the HOA. Other board members agreed it might be a good idea, if the community also agreed, but that it could be difficult to enforce.

Rick reminded the group that communities who have other fees like this often have a management company who runs them and handles the workload.

VIII. Annual Meeting

The date of Nov. 19 was discussed. The board discussed whether there should be a virtual meeting via "Teams" so that owners who cannot make it to the meeting can watch live. Rick will look into this.

Jessy suggested it would be better to meet at the new Piney Creek Fire Department instead of the clubhouse. He will call to see if there is a meeting date available.

Seana will work on the documents that need to be emailed & mailed to owners regarding notice of annual meeting, nomination forms, proxies, and ballots.

Rick brought up the fact that the annual meeting should actually be held in June, not later in the year, because that coincides with Deerwood's calendar year and terms.

IX. Proposed Clubhouse Assessment

Quotes from contractors have been collected and owners will be sent information and asked to vote. 1/10th of the number of lots must be "yes" votes in order for the vote to pass. If owners vote not to repair the clubhouse, the board will reconvene and discuss next steps after the Sept 12th voting deadline.

Personal opinions among board members about saving the clubhouse were mixed, but all agreed it was the duty of the board to do its best to maintain our facilities, hence the special assessment.

X. Adjournment

Meeting was adjourned by Rick at approximately 8:35 p.m.