

## Deerwood Park HOA Board Meeting Notes

When: February 28, 2024

Where: Via Videoconference

Attendees: Richard Alfonso (RA), President, Tony Gestido (TG), Treasurer and Reynaldo Ortega (RO), Secretary, Andy Brown (AB), Ben Sanchez (BS)

Quorum was met and the meeting started at 7:03pm.

January meeting minutes were not available at this meeting. AB to send to Board once available.

### Financials/Budget

January 2024 financials were presented and discussed. The following key items were discussed:

- RA drew attention to the balance sheet in particular the \$10k cost for the air conditioning (A/C) unit in the clubhouse
- It was highlighted that homeowners are paying annual dues
- TG mentioned that there is an existing exhaust fan in the clubhouse that if made functional would draw the heat out. Therefore, due to the mild temperatures in the summer an AC may not be necessary
- TG also noted that the clubhouse has existing electricity (4- 220 outlets) for ovens. The restaurant Red Dog would be interested in renting the top floor of the clubhouse on a monthly basis for events
- RA noted that the rental of the top floor of clubhouse needs to also be functional for residents and to allow homeowners 1<sup>st</sup> choice in rental dates.
- Clubhouse heater is not functional and needs to be replaced. AB to contact plumber and install a 30-gallon water heater
- AB requested approval for \$1,800 to be used for fixing lights at the chapel. All members approved.
- January financials were motioned and accepted by all.

### General Topics

1. TG mentioned that there is a local wedding planner that may be interested in using the barn as a potential wedding venue. This needs to be explored more due to limitations (i.e. access to outsiders, lack of restrooms, lack of parking etc.)
2. TG mentioned that another option for the barn is to rent it to a local landscaper who would be responsible for maintaining the inside of the barn and no equipment visible to the residents

3. The 4<sup>th</sup> of July picnic will be held on Saturday July 6<sup>th</sup>. Food offered will be hot dogs, hamburgers and all accompaniments. HOA will NOT provide alcohol. Event will start at 4pm, the Board will present at 6pm HOA hot topics.
4. RA mentioned that ongoing maintenance is required for gazebos which need to be fixed and/or painted
5. General discussion was held regarding the safety of the bridges. TG noted that NO trucks should be allowed on the entrance by Red Dog. A sign will be placed after the bridge which clearly states no trucks are allowed. Only entrances that should be used for trucks is Rock Creek
6. BS raised concerns on the entrance to Enclave especially at night. TG suggested that he contact Alleghany county as that would pertain to them
7. RA and all Board members thanks AB for all his hard work and service to the community since becoming a board member
8. Beautification Committee submitted plans to the HOA. RA suggested this be presented to the community at the 4<sup>th</sup> of July HOA event
9. RA mentioned that fencing within the community needs to be addressed as some need to be removed and others need to be replaced. All members approved.
10. TG mentioned that the Bear Creek community is using Cedar Management Co which is currently being reviewed and possibly removed. Board noted that this company should not be considered as a potential vendor.
11. RO mentioned a homeowner is complaining about the road in front of their house and the potential water drain into the front of their home. Board concluded that the road directly in front of the home is not HOA responsibility. HOA will fix the middle of the road. All members approved.

Meeting was adjourned at 8:12pm

Actions to be carried forward:

Action	Owner
Explore leasing the clubhouse to Red Dog	TG
January Board Meeting Minutes to be submitted for review and approval	AB
Next HOA meeting will focus on the 2025 budget	RA
A sign will be placed AFTER the bridge at Red Dog which clearly states no trucks are allowed	AB
Middle of the road leading up to homeowners property to be fixed	AB