

1st QTR 2020 DEERWOOD BOARD AGENDA/Minutes

January 31, 2020 4PM

1. FINANCIAL REVIEW

a. Financials thru December 31, 2019 and to date Terry

i. Financial Reports Review

Financial Reports were analyzed and discussed.

ii. Bank Acct balance to date

Bank account balance as of December 31, 2019 was \$16,201.10

2. Review 2020 Proposed Budget Terry

A proposed Budget with Expense Items and designated cost allocation for each item was analyzed, discussed and accepted by all.

3. Lien Action List Review Maria/all

a. Overview (Maria)

At this time most necessary liens have been filed and owners notified.

i. Aged Receivables Report 12/31/19 from Donya

Aged receivables reflect the HOA members who still have outstanding HOA dues.

ii. Lien, etc actions

A lien notice will be submitted to the owners of properties with outstanding dues. A foreclosure notice will be initiated for properties that have a lien on file at the Alleghany County register of deeds and owners continue to owe HOA contractual payment.

4. Communications Maria

a. Next communications items

Send letter with pictures to all owners in reference to improper garbage disposal. Update on the REMCO(Blue Ridge Electric) work on the installation of a more reliable power feed. Update on work done in the Enclave. Valentine's Day.

i. Updates on Bylaws/Restrictions

Next communication include the information on the changes made and voted for at the last homeowner's meeting on Restrictions pg. 10 paragraph e to read "all construction must be completed within a reasonable time, in any event not greater than 18 months." And revise Article VIII. g of the bylaws to remove the words Article VI of

ii. Garbage problem

Different alternatives were discussed to encourage all owners to cooperate with the garbage dumpster regulations including the possible installation of cameras throughout the community to monitor activity and the dumpsters at all time.

5. Maintenance

Wayne

a. Roads/Maintenance Project List Review

Some trees are down but are not blocking the roads. They will be removed at a later time when funds are available.

Due to wash out of the road, Horse trail will be closed to all vehicles at both ends. Only golf carts and ATV's are allowed. Eventually, culvert at the Horse Trail/ Enclave entrance will be removed and a wood bridge installed that will support the weight of the ATV's and gold carts.

Complaints were filed for home with a trailer in front of the house. Discussed. Resolved.

Complaint filed against contruction debris flying around the community. Owner notified. Resolved.

Complaint filed against logs lined up on both sides of the road in the Woodlands by new construction. Discussed. Logs will be removed.

Plans to allocate some monies to repair bird houses throughout the community were discussed.

i. A Plan schedule for recommended completing these projects; estimated cost for projects; Schedule revisions

The future projects plan list (in addition to yearly gravel/box blading activities) was reviewed and discussed. This list is subject to change according to need.

ii. Update on Enclave repairs

With the heavy rains Enclave had a significant amount of road damage. Emergency road repair was necessary to allow owners in the area to access their homes.

6. President Items

Terry

a. Board Position Selections

Motion to allocate New Board Positions as follows:

Terry Morton, President

Wayne Saxon VicePresident

VivienValdes-Fauli, Treasurer
Maria Trujillo, Secretary
Shailim (Cookie) Rodriguez, At Large

Motion passed. All in favor.

b. Next Meeting with legal--Heather Klein

Next foreclosure actions to be discussed and resolved.

- i. Revise Restrictions item 15e –(...not greater than 18 months...)correct typo at next HOA meeting--**restriction change requires >50% owners

See above under Updates on bylaws/restrictions

- ii. Other restriction revisions required?

1. Bylaws section VIII.g

See above under Updates on bylaws/restrictions

- iii. Law suit next actions

c. Pond Actions?

Pursuing reclaiming ownership of pond in question. Pending response from owners. Pond maintenance to be enforced.

d. Web site updates needed??

All submitted typographical error and/or misinformation found on the HOA website. Changes will be made accordingly.

e. Other items from floor?

Keep track of homes and lots that are on sale or sold.

Dues for the two neighbors paying access to their properties thru DWP will be increased in accordance to new HOA fees.

f. Next Meeting April—prepare for HOA billing

7. Adjourn

Motion to Adjourn. Seconded. All in favor

Attendees: All Executive Board Members