

# ***Deerwood HOA Quarterly Meeting Minutes***

09/01/21

## **I. Call to order**

The regular meeting of the Deerwood HOA 3rd Quarter Meeting was called to order at 7:00 pm on 09/11/21 on Microsoft Teams (virtual).

## **II. Roll call**

Rick Alfonso, Seana Corbeil, Cookie Rodriguez and Jessy Trujillo

## **III. Approval of minutes from last meeting**

Rick Alfonso, Seana Corbeil, Cookie Rodriguez and Jessy Trujillo unanimously approved minutes for 2<sup>nd</sup> Quarter Minutes

## **IV. Open issues**

- a) Reviewed and approved financials.
- b) Discussed common area grass cuttings for remainder of 2021. There are 13 cuts per year, which is averaging around \$4,200/month. This includes mulch and extra pruning. Discussed the need for better services.
- c) Jessy to get around 4 quotes for 2022 mowing/mulching and maintenance of common areas. Discussed possibility of splitting the mowing and the landscaping needs of common spaces (mowing vs. mulching/plantings/pruning), since current contractor does not do any detailing.
- d) Road repair update – Squirrel Run continues to be a problem. It had extensive repairs done recently, but portions of road got washed away in problem areas from the last heavy rainfall. Jessy to discuss issue with road vendor and see if there can be minor repairs made, or whether more extensive repairs are needed for 2022.
- e) Will continue to explore possible electronic payment options for homeowners. Want to streamline and enhance efficiency of writing checks.

- f) Pre-lien letters have been sent to owners who have still not paid HOA dues. Official lien letters to be sent to those still owing. Sangeles Trujillo has graciously volunteered to work with Heather Klein to get the lien letters sent out.

## **V. New business**

- a) Discussed asking for early payment of dues for 2022.
- b) Main gate had new motors installed and now opens *into* the community, providing safety and an enhanced landscape.
- c) Key pad has also been moved and is now the proper distance from the highway.
- d) Main gate to be re-painted week of 9/5. Vendor is also going to reset broken fencing that runs along main entrance.
- e) New signage will be installed Labor Day weekend by volunteers, who have generously donated their time and labor to do so. Funds for designing and printing the new signs were donated by a homeowner who wishes to remain anonymous.
- f) All sign posts have been painted black by volunteers to coordinate better with the new signage.
- g) Waiting for graphic artist to render a new version of main entrance sign.
- h) Old sign (out on NC-113) will be repurposed somewhere else in the community, possibly in the clubhouse as decor.
- i) New direction for main entrance monument – exploring at reconfiguring what a new monument (installed closer to the entrance for visibility) will look like, scaled down to save money. Working on plans for all entrances to be upgraded, but on a smaller scale.
- j) Seana getting quotes for adding a metal DW logo onto the gate to replace the heavy steel sign that had to be removed.
- k) Street lights to be replaced throughout the community, by Blue Ridge Energy, at no cost to DW. We are on their 2022 schedule.

- l) New street signs have been picked up from the county by the Piney Creek Fire Department, but we have not been able to make contact with the chief to see when they will be installed.
- m) The grounds surrounding the clubhouse are in the process of being cleaned up. A truckload of trash that had been piled around the silo has been hauled away. Two huge trees have been pruned by an arborist so they are no longer hanging onto the clubhouse roof, causing issues. It was brought to our attention by a concerned homeowner that railroad ties surrounding the playground had rebar sticking out of them, so they have been removed for safety. The clubhouse still has many issues that need to be addressed, such as roof repair, water damage, new windows/doors/siding, which will be discussed at the annual meeting.
- n) Fencing throughout the community is in need of repair. Board members will assess which rotted and unsightly sections can just be removed permanently to save on future maintenance costs. Will get quotes to repair sections that need to remain for safety.
- o) Discussed possible Zoom/Teams Annual Board Meeting because of COVID concerns.
- p) Will send out reminder email to all homeowners that ballots are due on 9/9/21. No nominations have been received from homeowners as of this writing, except for the two current board members up for re-election.

## **VI. Adjournment**

Meeting adjourned by Rick at 8:10 pm.

Minutes submitted by: Cookie Rodriguez

Minutes: Temporarily approved for distribution. Will be officially approved at next board meeting.