



**HOA EXECUTIVE BOARD MEETING
JANUARY 18, 2023**

Zoom Meeting, 7:00 p.m.

Present: Rick Alfonso, Tony Gestido, Rey Ortega, Jesus Trujillo

Absent: Jessica Lopez

BOARD POSITIONS

All new Executive Board members were welcomed. Positions were voted on. New Board officers will be as follows:

- President: Rick Alfonso
- Vice President: Jesus Trujillo
- Treasurer: Tony Gestido
- Secretary: Rey Ortega
- Member at Large: Jessica Lopez. Jessica will also help with the Architectural Committee.

Minutes of the 2022 HOA Homeowner's Annual Meeting were approved by all board members.

Both Tony and Rick expressed their opinions that Deerwood should look into a management company, suggesting that a management company would remove pressure from members of the HOA Executive Board. Rick said he will be looking into interviewing available management companies in the area. Tony will be sharing the research he has done about this topic at the next board meeting for discussion.

FINANCIAL REPORT

A financial report was given by Rick:

- Past due accounts were updated. Most home owners are up to date with the 2022/23 HOA dues; there are only four homeowners that have not paid. All delinquent accounts will be forwarded to attorney Heather Klein to move forward with collection.

- Collection for the first portion of the Special Assessment for the Clubhouse renovation has been successful. In January, invoices were sent out to collect the remainder of the Special Assessment, which is due March 1, 2023.
- A new account will be opened for the Special Assessment funds to keep them separate from the regular HOA dues account. This new account will clearly show how the Special Assessment funds are spent. All Executive Board members will sign on the HOA account with BB&T.
- Invoices for 2023/24 HOA dues have already been sent out. A communication will be sent to all homeowners to explain why the Board wishes to change dues to be collected from January to December each year to keep in line with taxes and fiscal balance. However, it will have to wait until July 2024. In 2024, we can send out invoices to pay July to December 2024. We could then send out another invoice in January of 2025 to pay HOA dues to cover January to December of 2025. This will begin the new, more efficient cycle.
- A homeowner has two lots that do not perc. He wishes to turn the lots over to the HOA for green space. Tony shared that what is happening in North Carolina is that the county does a minimum perc test that is very hard to pass, even if you own an acre or two. Tony uses an engineer company that is costly (\$1200) to do percolation tests. This company maneuvers the lot to make a perc test work. Once the lot percs, it will be good for 5 years. Owners could then list their lots for sale if they do not wish to keep them. Tony was concerned that the lots in question would become the responsibility of the HOA, making the community responsible to pay the real state taxes. Tony will send Rick the engineer company's contact number to share this information with the homeowners in question.

ROAD MAINTENANCE/LANDSCAPING BUDGET 2023/24

- Jessy gave an update on 2023/24 road projects and expressed the need to increase the budget for the necessary road maintenance to \$50,000. He informed the Board that right now we are spending close to \$100,000 between the landscaping and roads, except more money is being allocated to landscaping. He shared that although a pristine landscaping is important for the aesthetics of the community, roads are much more important for the safety of

all homeowners and they need to be in perfect condition. He wants to allocate the same amount of money to both landscaping and road maintenance 50/50. Rick asked Jessy to prepare a written road budget of all the work needed and send a copy to all Board for review.

- We will continue our contract with our existing landscaping company which expires next year. To our advantage, the price is locked for another year and there is not an increase in fees. However, we need to bring on board a more professional landscaping company that will take our community to a higher standard.

CLUBHOUSE RENOVATION

The water problem at the basement of the club house has been fixed thanks to Jessy and Matt Weddington, road maintenance vendor.

A new metal roof has been installed. In order for the building to be completely dried in, the rotten fascia board and soffit around the building need to be replaced and new gutters need to be installed.

Tony mentioned that since this is a habitable building we need to make sure we pull permit, permits are up to date, inspections done by the building department and bringing the building up to North Carolina building code. In the event something happens to the building, we need to show proof to our insurance of compliance.

Rick mentioned that he'd like to speed up the work inside the Clubhouse, such as installing new HVAC, once remaining funds are received. However, all roof work must first be completed.

LEGAL HOA DOCUMENTS

Our HOA legal documents will be expiring soon. Heather has been working on updating the documents. We will analyze the NC Planned Community Act to make a decision whether we want to propose adopting it or continue with an updated version of our existing legal documents. A copy of the proposed changes to our documents prepared by Heather will be sent to all new Board members to analyze.

ARCHITECTURAL COMMITTEE

Rick mentioned he'd like to see Tony and Ray get involved in this committee since they have more experience in construction. So far, everyone building their homes is complying with the required paperwork, except for one homeowner who is still behind in bringing their home to compliance.

FUTURE MAINTENANCE PLANS

- Blue Ridge Energy has now changed out all community street lights to LED, dark-sky-rated fixtures. We have also been updating the lanterns at the community entrances, with just one entrance left to update.
- Rick said he thinks we should look into adding a DW sign to the main entrance and updating all the wooden arm "gates" to iron gates in the future.
- There are many issues still pending that need to be addressed, such as the old barn and shed on Deer Valley Road, which has been neglected for many years.

CONCLUSION

Rick said Board meetings are held quarterly, but if everyone wants to meet on a monthly basis it can be changed. All other communications will be via emails and phone calls.

Meeting adjourned at 8:00 p.m.