

Deerwood Park HOA Board Meeting Notes

When: May 7, 2025

Where: Via Videoconference

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



Deerwood Board
Meeting Agenda_May

Quorum was met and the meeting called to order at 7:07pm.

RA distributed February 2025 HOA Board Minutes to the Board members (Board). TG motioned to approve the minutes. BS seconded the motion and all unanimously agreed, none opposed.

RA motioned to post on the Deerwood Park (DWP) Homeowners Association (HOA) website, TG seconded the motion and all unanimously agreed, none opposed.

Financials

April 2025 financials were discussed. Items worth noting include:

- Collection of Hurricane Special Assessment is still ongoing. HOA lawyer, Heather Klein will be engaged to send out past due notices to delinquent homeowners
- RA motioned to contract Billings Heating & Air for the installation of air conditioning in the clubhouse. TG seconded the motion and all unanimously agreed, none opposed
- Foreclosed lots process and profits were discussed. Noteworthy, that the legal fees incurred from the sale of the foreclosed properties were completely covered from the proceeds of the sale.

The RA motioned to use the existing Clubhouse Special Assessment account to deposit the net proceeds of the foreclosure process. TG seconded the motion and all unanimously agreed, none opposed. Therefore, the monies will be distributed as follows:

\$30,548.35 deposited into the operating account

\$16, 317.95 (profit from sale) from the operating account will be deposited into the existing Clubhouse Special Assessment account

- RA motioned to approve the April financial statements. TG seconded the motion and all unanimously agreed, none opposed

General Topics

1. July 4th picnic will be cancelled this year due to lack of volunteers for the event
2. Ongoing maintenance topics were discussed. It was concluded that due to lack of monies available of late payment of maintenance fees and past due Hurricane Special Assessment only two items will be considered at this time for immediate action.

a) These will include: 1) repairs of Rocky Creek gazebo and Hidden Pond gazebo due to the safety concerns of their current conditions and 2) ongoing road improvements due to Hurricane Helene.

b) For the gazebo repairs a bid was successfully won by Nathan Cox for \$5,800 to pressure wash, stain, materials and labor. As well as power wash three bridges for a \$900 or \$300 per bridge.

RO motioned to approve these repairs. TG seconded the motion and all unanimously agreed, none opposed

All other ongoing maintenance projects will be reviewed again during the next HOA Board meeting as more monies are collected. RA motioned to hold on remaining ongoing maintenance repairs. TG seconded the motion and all unanimously agreed, none opposed.

3. Upon receipt a donation will be made to the Piney Creek Volunteer Fire Department (this is included in the budget)
4. Website maintenance and refresh will be coordinated by BS
5. Newsletter was discussed including all the positive feedback being received. AB will look to add a section on new homeowners, although currently no process in place to easily identify new owners
6. Dogwood tree was stolen from the main entrance. Tree will be replaced using monies from donations received from homeowners.
7. Chapel donation box is missing. TG will install new donation box. Collections from the chapel box go directly to ongoing chapel maintenance.

RA motioned to adjourn the meeting at 8:00pm, AB second the motion. All unanimously agreed, none opposed.

Actions to be carried forward:

Action	Owner
Post February 2025 Board minutes, and April 2025 financial to the DWP HOA website.	AB
DWP Website maintenance and refresh	BS
DWP Newsletter to include new owners	AB
Replace Dogwood tree	AB
Install new Chapel donation box	TG