

JANUARY 27, 2020 BOARD OF DIRECTORS MEETING MINUTES

I. Call to order

The meeting was called to order at 5:45 P.M. The Board Members present were Carolyn Wayland, Doug Gilmer, and Daniel Parker via conference call.

II. NEW BUSINESS

- a) 2020 / 2021 Budget is in the drafting phase. Assessments being sent out by May 1st. Due June 1st. The Board plans for the dues remain the same for 2020.
- b) Casie reviewed the financials for the community. Year to Date the Operating account has \$42,368.07.
- c) Casie reviewed the delinquencies for the community.
 - i) There are 51 accounts totaling \$24,829.08 that are delinquent.
 - ii) 34 of the 51 are builder accounts. The Board requested that SMS remove all builder balances and to not charge the builders assessments going forward. Instead, builders will be charged a maintenance fee for maintaining the right of way. The amount to be determined based on cost.
 - iii) 17 of the 51 accounts (11%) Owner Delinquencies. Casie explained that the national average is 10-12%, so the association is on the low end of the average. e will work to reduce this in 2020.
 - iv) The Board requested a final notice before collections be sent to the highest unpaid accounts prior to filing liens.
- d) Landscaping Contract
 - i) Helena Lawn and Landscaping- \$330 per month \$3960 annually.
 - ii) Annuals \$700 (\$350 Spring/ Fall)
 - iii) Pine Straw \$250 (\$125 Spring/ Fall)
 - iv) **TOTAL: \$4,910**



The Board asked SMS to work on getting the irrigation repaired and asked that we get Helena Lawn to bid on maintaining the right of ways for the vacant buildable lots, which will determine the maintenance fee for builders.

e) **SMS Contract**

Concetta reviewed the updated SMS contract with the Board. The Board indicated they would further discuss the contract and follow up with SMS.

The Board asked if there was a way to communicate with the neighborhood other than the website. Casie offered to create a Gmail account that all Board members would have access to, and residents would have one email address to contact the Board with any questions. The Gmail account will be posted to the Deer Ridge Lakes website and included on the annual meeting mailout.

f) **2020 Annual Meeting—Sunday, March 1, 2020 at 2:00-3:30 P.M.**

At the Chelsea Senior Center on Highway 36. The meeting is scheduled for 90 minutes. All questions must be submitted to SMS the Friday before the meeting. Casie indicated that she would send notice to all Owners and include this information as well as a question and answer return portion.

III. ADJOURN

With no further business, questions or concerns, meeting adjourned at 6:45 P.M.

Deer Ridge Lakes Secretary





Helena Lawn and Landscaping Bid

Deer Ridge Lakes

Areas to be maintained

- Frontage of lot across from the entrance
- Island at the entrance
- Lot in the Cul-de-sac, with walkway down to the lake
- Top and lake side of the dam (does not include below the wall)

These areas would be maintained every 2 weeks from March through October and once per month from November through February. Maintenance would include mowing, weed eating, edging, blowing and shrub trimming as well as keeping the island free of weeds.

The cost for this service would be \$330 per month.

What's not included in this quote would be fertilizer and weed control for the grass, cutting the back side of the dam, spreading new pine straw, planting the annuals. The areas of grass are basically just a highway mix that wouldn't benefit much from being treated.

The back of the dam would be done upon request for \$150 per service, it would only need it 3-4 times during the growing season. Price for the back of the dam is subject to change if it is left uncut over 6 months.

The pine straw for the island would be \$125 when needed.

The annuals would be \$350 per planting with 2 plantings per year. This fall planting would include removing the rose bushes and expanding the annual bed out in front of the sign.

