

DEER RIDGE

BOARD MEETING

I. Call to order

- a) The meeting of the Board was called to order at the office of SMS at 4:00 P.M. Board members present were Carolyn Wayland, Doug Gilmer, and Myron Lyons (By phone). Casie Jarman and Concetta Givianpour of SMS were also present.

II. NEW BUSINESS

- a) Casie informed the Board of the Year to Date Financials: Operating Bank Account Balance: \$39,456.76
- b) Casie also informed the Board that the Association does not currently have a reserve account and should. The Board unanimously agreed to open a reserve account and transfer \$10,000 into the account to begin accruing interest.
- c) The Bylaw amendments were the next topic of discussion. Concetta is to send revisions back to and ask Attorney John Alford to rewrite the Bylaws into one document rather than making amendments and having to refer to the original Bylaws.
- d) Casie then discussed delinquencies with the Board.
 - i) 49 Total accounts totaling \$27,985.11
 - ii) 14/49 Owner Delinquencies. (\$10,275.61)
 - iii) The Board discussed the developer owned lots and the \$17,709.50 outstanding dues for those lots. The Board determined that Builders and developers should not be billed for annual assessments, rather a maintenance fee to maintain the right of ways. The Board obtained a quote from the landscapers and it was determined that the builders/ developers would be charged \$50 per year, per lot, to maintain the lot right of ways.
 - iv) AA Quality Plumbing was the only builder/ developer to have paid dues in the past for a total of \$5,400 to vote in the most recent election. The Board decided to offer the owner two options—1) receive a half refund and have all 9 lots billed the \$50 per year or 2) receive no refund and have the HOA maintain the 9 lots for 5 years. AA Quality Plumbing later decided to go with option 2.

e) Committees

- i) The Board indicated that in the assessment letter a note needed to be added to ask for volunteers for the following committees: Welcome, Lake, ARC, and Common Area. Once committees are established, Gmail accounts will be created for residents to communicate with these committee members.

f) Landscaping Contract

- i) Helena Lawn and Landscaping Proposal- \$330 per month \$3960 annually. Beginning June 1. June 26th will be the first of the 5-annual right of way cuttings.
- ii) Review outstanding/ final invoices for APS—There is a total outstanding balance of \$1815.50 due to APS for landscaping. The Board determined that no invoices will be paid until a meeting can be had with APS, SMS, and the Board to discuss what has actually been completed and make sense of the contract that was agreed to by the prior President.
- iii) There is an outstanding total of \$831.40 due to South Eastern Pond for fertilization and lake maintenance for invoices 128728 and 129866. The Board approved payment.

g) New Board Email

- i) Please contact your Board from the “Contact BOD” website link or by email
DeerRidgeLakesHOA@Gmail.com

iii. Adjourn With no further business, questions, or concerns, meeting adjourned at 5:30 P.M.