

Deer Ridge Lakes HOA Board Meeting October 13, 2021

Agenda

1. Meeting with Don
2. Dam update
3. Attorney letter for easement vote to pay
4. Attorney changes to bylaws addition of ethics vote to pay
5. Survey monkey trending results
6. Halloween
7. Transition from SMS I met with Consetta and will pass on information and process.
8. Information on possible management companies.
9. Board Communication Processes and Procedures
10. Melissa's item

Agenda Item/Presenter	Notes/Conclusion/Action Item(s)
Meeting with Don - Melissa	Melissa had some technical difficulties and Tashina and Carolyn suggested that Don Zeigert be invited to our next standing Board meeting or he would give us a time and whomever could meet would do so via zoom. Melissa later stated that Don would not share the information he has as long as Beverly was on the board.
	<p>Conclusion We will extend the invitation and it is up to Mr. Zeigert if he wants to share or not.</p>
	<p>Action Item(s) Melissa Contact Don with the date of the next meeting at a time he is available.</p>
Dam Update - Beverly	Beverly shared several updates about the dams. Recaps were given of previous information from the City of Pelham and original contractors. She was able to get documentation (emailed to all board members) to support the methods used for construction of the dam and lack of maintenance after construction. Current estimates to inspect the dam range from \$3,000 to \$3,500 from Building and Earth and Terracon,
	<p>Conclusion Based on this new documentation the general consensus is to have the dams inspected and develop a plan of action based on inspection results.</p>
	<p>Action Item(s)</p>

	Beverly will work to secure a quote from Bhate and Tashina will forward Beverly the contact information from the Engineer she has been spoken with.
Easement Letter Vote - Carolyn	The easement letter created by the attorney to address minor obstructions on lake easement where Homeowners property meet easement was reviewed and discussed. It was determined that wording needed to be edited to remove terminology referring to docs and reflect minor obstructions. The board votes to pay the attorney invoice pending revision.
	Conclusion Vote - Carolyn, Tashina, Lakimbrea and Melissa yes pending revision- Beverly No until she sees revision
	Action Item(s) Carolyn will contact SMS with the above mentioned revision.
Bylaws Ethics addition & Vote - Carolyn	The board reviews the ethics additions with minimal discussion.
	Conclusion Vote - Unanimous Yes
	Action Item(s) Lakimbrea will approve the invoice to be paid.
Survey Monkey - Tashina	Tashina shares the current results of the survey. At the time of the meeting 50 responses had been collected but only 40 of the responses were viewable. The cost to upgrade the account is a minimum of \$300. The board decides that the cost associated with upgrading the account is not a good use of funds considering the number of surveys being sent out and that we have the ability to use Google Forms to collect data from the community moving forward. Current trends from the survey show 53% of the respondents would like to see something done (Combination of immediate and long term upgrades) and 47% that do not wish to see any upgrades.as it relates to special assessment fees to cover the cost of a long term project 0% willing to pay \$750, 12.5% willing to pay \$500, 17.5% willing to pay \$250, 10% willing to pay \$150, and 62.5% willing to pay \$0.
	The board discusses how we should move forward given this information although it is incomplete.
	Conclusion We concluded that since roughly half of the respondents want to see some sort of improvement take place that we would move forward with getting information for the immediate upgrade. But before that we should have the front entrance made more appealing by using the current landscaper to finish out this season planting different varieties

	<p>of plantings and begin the process of requesting and accepting bids on a new landscaper to maintain and upgrade the foliage at the entrance and in other common areas.</p> <p>We will also entertain bids on an immediate upgrade and present those options to the membership using a different format to ensure all voices are heard.</p>
	<p>Action Item(s) Tashina will contact the current landscaper to discuss fall flower planting and secure contact information for 3-5 Landscapers for the bid process.</p>
<p>Halloween - Lakimbrea</p>	<p>Lakimbrea introduces several ideas for activities to engage the community for Halloween. The board discusses each of those ideas and settles on hosting another meet and greet this time at the lake on the lower dam.</p>
	<p>Conclusion The Board will provide treat bags to include a postcard with Board member names and maybe photos along with contact information. Provide music and a few small games/activities for the kids.</p>
	<p>Action Item(s) Tashina and Lakimbrea will work together to create and post a flyer to both Nextdoor and send to SMS for email distribution. ASAP</p>
<p>SMS Transition - Carolyn</p>	<p>Carolyn updates the board on the transition process from SMS to a new company. While the official notification from SMS gives us 60 days to transition, Consetta assures us that even if we don't have a replacement selected, SMS will continue to work with/for us for a reasonable amount of time past that 60 day mark. SMS will provide the new company with all documentation/records of our community. They will also provide the board with a Jump drive containing all information as a backup. SMS will file our property taxes as well as work with the new company to make sure that tasks associated with that are complete before all ties with SMS are cut. SMS agrees to be an advisor as we review companies to transition. They will also assist in bank transfer if needed.</p>
	<p>Conclusion Moving forward to select a new management company.</p>
	<p>Action Item(s) None at this time</p>
<p>New Management Company Info - Tashina</p>	<p>Tashina has already contacted 5 companies (Only able to speak with 4) in the area and asked a battery of questions. She shares with the group the company basic information and the questions that were</p>

	asked of each company.
	<p>Conclusion Review preliminary information from companies and select those we want to hear more from.</p>
	<p>Action Item(s) Tashina will create a spreadsheet and email to board members for review. Board members are asked to review the spreadsheet and decide which company(s) we want to hear more from first so that Tashina can reach out and schedule the presentation pitch to the collective board.</p>
<p>Communication - Tashina</p>	<p>Tashina asks for a point of clarity on Board communication procedures. It is restated that the board will communicate in the following manner.</p> <ul style="list-style-type: none"> -Only the Board President is to speak directly to the Management Company. Any concerns that other board members have as it relates to the committees they chair are to be brought to the president and she will communicate between the two. This is an effort to keep down confusion in what the Management company is asked to do. -Only the committee chairperson is to speak with vendors. Again this is to avoid vendors receiving conflicting directives. - No Board member is to respond to posts on Social Media because that always ends up bad for all parties involved. Social Media has its place but it should not be used as an official means of Board communication. Any messaging posted on Social Media should be Board approved prior to posting. <p>As this is and has been the policy since July Tashina wants to know why Beverly took it upon herself to respond on behalf of the board to a recent post made on Nextdoor without conferring with the remaining members of the Board. Beverly's response was because he needed to be addressed because it was about the survey.</p> <p>The remaining members express no confidence in Beverly's ability to work as a team member and ask her if she would be willing to step down rather than cost the community money in conducting a full vote. Beverly's response was absolutely not.</p>
	<p>Conclusion Board asks Beverly to refrain from speaking on behalf of the board without prior communication with the board and reminds her that she is no longer the only one trying to work to move the community forward.</p>
	<p>Action Item(s) None at this time</p>
<p>Melissa's</p>	<p>Was addressed during the conversation about communication.</p>

