

Minutes of the Deer Ridge Lakes HOA Meeting
17 November 2019
Chelsea Senior Center

Board members in attendance: Daniel Parker, Carol Wayland, Doug Gilmer
SMS was in attendance

Nine HOA members were also in attendance in addition to the board members

Meeting was called to order at 2:05PM

1. All requests of Smith-Douglas have been satisfied. They have turned over plans and addressed outstanding issues. Builders will pay the architectural fees associated with plans review. Board will check on the easement to the property in back of DRL on whether or not it is still needed or required.
2. HOA fees for lot owners v. homeowners - The board presented a plan whereby lot owners (not homeowners) would not be assessed an HOA fee. They could be assessed a lot maintenance fee if the HOA is required to maintain their lot (20' easement). If the lot owner agrees to maintain the lot, there would be no fee. Lot owners, not paying the HOA fee, would also not have the same rights and privileges of homeowners as it pertains to the HOA and voting.
3. Nomination committee – The board seeks to abolish the nomination committee. As long as an HOA member in good standing, and in accordance with the rules, chooses to run and is appropriately nominated to such position, they should be allowed to run.
4. Election committee – The board will not select an election committee or serve as one. The management company will pick names of current HOA members in good standing to serve on the committee until enough members are chosen and agree to service. This provides a random process and free from influence.
5. Secretary duties in an election – A copy of the proxy vote must be on file with the Secretary and the management company. All ballots will be stored at the management company and not with the Secretary.
6. HOA meeting record keeping – Minutes will be kept of all meetings of the board and the membership. Minutes will be published to the membership in a reasonable amount of time. Copies of the minutes will be kept on file at the management company and published online.
7. Powers of members – Members in good standing of the HOA have the power to elect a board, appoint committee members, remove board members and directors. While this is currently stated in the by-laws there is no official procedure for doing so. The board will add procedures to the process.
8. Purchases of new property or development – The board will add procedures to notify the HOA of any purchase or development of property in order to gain approval from the membership. Discussion presented from the members regarding setting a threshold amount not requiring a vote from the members.

Minutes of the Deer Ridge Lakes HOA Meeting
17 November 2019
Chelsea Senior Center

9. Increase board size – The current board would like to increase the elected board size from its current number (three) to five by adding two.
10. Loss of rights of board and committee members removed for cause – The board proposes a committee member, board member, or director, removed for cause from their position, not be allowed to run again for another position or serve on another committee. The article of incorporation address this issue but without an articulable procedure.
11. Defining policies and procedures for filing complaints against neighbors – The board will define this process as it pertains to complaints only for violations of covenants and ordinances. Members in attendance and the board all agreed common sense and courtesy should be used by all at all times.
12. Alabama law regarding HOAs: The board will examine changes to state law regarding governance of HOAs. DRL is grandfathered in and does not have to adhere to these rules but may choose to out of desire for improved governance, transparency, and accountability.

General Discussion

1. Beverly Craft discussed the yard of the month awards, the use of social media for DRL, and a directory. The board has decided against Facebook as a platform and would like to use the Next-Door App for community updates. Members can choose to participate or not.
2. Board will discuss gifts for new neighbors and appropriate dollar amount.
3. Next order of business for the board will be to create committees. One of these will be the welcoming committee.
4. Street parking is controlled under city ordinance. Board will look at signage in areas where street parking could inhibit traffic flow or create safety issues.
5. Speed limit is 20 MPH in DRL. Board will address the speeding issue with the City of Pelham and request a radar trailer to promote awareness.
6. Members request a larger public fishing dock. Currently there is a 100 sq. ft limit to size. Board will discuss expanding the public dock and size limits of private docks. Board suggests removing the current limit and allowing the ARC to approve plans instead.
7. Board will address the issue of time to correct deficiencies or violations of covenants or ordinances. This is especially important for new homeowners just moving into DRL. They will also address the time to approve projects submitted to the ARC.

**Minutes of the Deer Ridge Lakes HOA Meeting
17 November 2019
Chelsea Senior Center**

Meeting adjourned at 3:40PM.

Minutes prepared by Doug Gilmer, Board Member and Secretary

