

DEER CREEK HOA BOARD MEETING

JULY 21, 2020

- Meeting called to order at 5:45 pm.
- In attendance: Van Free, Henry Davis, Yahnira Backus, Thomas Marangoly, Darrell Pearson, Shirley Brown, Hasan Mahmud
- Shirley Brown introduced herself to the Board as the newly appointed member to replace the vacant position. She has an impressive resume, which includes being a mother, educator, and a lawyer. We are very fortunate to have her on the Board.
- Hasan made the first motion to nominate Thomas to the office of Vice President. Henry second the motion. All the board members voted yes. Thomas is now the Vice President.
- Thomas did research for options for online payments for HOA dues and other fees that residents may need to pay. The two that were presented were: 1) BB&T. 2) PayLease-- residents pay fees, which are \$2.95 each/ 3.5% with credit card. There was a discussion about fees.
- Board went over tabled action items from previous meeting.
- Van and Thomas are working on the evaluation forms for the managers. A copy was given to Henry.
- Managers called CRI and we will now get budget sent to the office monthly.
- Managers need to obtain a credit card from Costco when they can.
- There is no update to the purchasing of Clubhouse and obtaining all of the land that is currently owned by developers. Van was told that developers were paying for maintenance around ponds. We are currently paying for it. All common areas are being maintained by us, and we are paying for it. Areas that we cut belong to the developers.
- Are we liable for pond erosion? That is an attorney question.
- Van updated us on conversation with Jimmy Rutland. Jimmy said Aronov is no longer in the developing business. They are probably not going to build anything.
- Van updated us on what they find out concerning the survey of the land around Deer Creek.
- The managers are in the process of making detailed list of the process of office duties.
- Motion was made to publish budget online. All board members voted in favor of the motion to publish the budget online.
- Discussion about fines. Darrell suggested we use the same system we already have in place: letter, letter, and fine of \$15.
- The office managers need help. Currently, they don't have time to handle all of the office duties as well as drive by the pods to look for violations. Motion to allow managers to find a part-time person to hire passed unanimously.

- The board implementation of fines was discussed. The email that went out about the fines freaked everyone out. We need to get feedback from as many people as possible. Van explained that we need a committee. We need 2 reps from the Pod Reps. Harry and Rob want to volunteer. Shirley and Thomas can represent the Board. Then they can make a draft based on feedback. This will be a thorough and lengthy process. The committee will consist of : Harry Truslow, Rob McBride, Shirley Brown, and Thomas Marangoly.
- Meeting was adjourned at 7:30 p.m.