

## DEER CREEK HOA BOARD MEETING

JULY 7, 2020

- Meeting called to order at 5:35 PM.
- In attendance: ( BOARD MEMBERS) Van Free , Henry Davis, Thomas Marangoly, Hasan Mahmud , Darrell Pearson, Yahnira Backus, (MANAGERS) Tammy Holly, Abby Magallon (ARC COMMITTEE) Betty Cannon
- Motion to approve the May 6, May 20, June 30 minutes was made. Motion to approve minutes passed unanimously.
- Betty Cannon updated the board on progress being made with updating the ARC forms. The old forms were outdated and not standardized. The new forms will be easier.
- Board discussed ARC Proposal to start a fine for violations, with cumulative fines when not paid.
- The board is working on to implement online payments for HOA dues.
- Attorney suggested email blast to residents to inform them of the proposed ARC guidelines and fees. They will be asked to contact their pod rep.
- Proposal to add a three-member landscaping subcommittee under the ARC was discussed.
- Proposal to add height restrictions of shrubs and bushes in front of homes was discussed. The ARC proposal is to limit the height to four feet so that they do not completely cover the front windows of the home. The idea is to have consistency and help with resale value of homes.
- Managers publicly thanked the ARC committee for doing a good job and making good choices.
- The ARC discussed the problem with trees along the banks of ponds. Trees are not permitted along the banks of ponds, as they create issues with drainage.
- Motion was made to approve the subcommittee for ARC. Motion to approve the subcommittee was passed unanimously.

- The board discussed the vacant position on the board. Motion to accept Shirley Brown was made. The motion to accept Shirley Brown to fill the vacant position on the Board passed unanimously.
- The Board discussed the pending action items.
- Board will discuss the food truck situation in Deer Creek at next meeting.
- Board will discuss how much we should set as an amount of money approved for purchase without the consent from the entire board at the next meeting.
- Managers need to check with CRI about getting copies of monthly budget updates.
- Board discussed the vacancy of the office of President. Motion for Van to be president was made. The board voted unanimously to have Van Free serve as the President of the Board. The Board was unable to reach a consensus on who should serve as Vice President . The Board will discuss this matter at the next board meeting.
- Thomas reminded the Board of their Duties, which were stated in the minutes from the Jan 22, 2019 Board meeting: The three duties are 1) Duty of Confidentiality 2) Duty of Loyalty 3) Duty of Care. There is a lot of “chatter” among the community, and that should not happen.
- Darrell expressed his concerns about Yard of the Month. Pod reps who cannot fulfill their duties need to assign someone else. This will be added to the Pod Rep meeting agenda.
- Meeting adjourned at 7:40 pm.