

DEER CREEK HOA BOARD MEETING

SEPTEMBER 1, 2020

- In attendance: (Board members) Van Free, Yahnira Backus, Shirley Brown, Darrell Pearson, Hasan Mahmud, Henry Davis, (Managers) Tammy Holley and Abby Magallon, (Guests: ARC members) Betty Cannon and Jean Forbus, and Chris Dawd from PMS.
- Meeting called to order at 5:35 pm.
- August 13, 2020 Board Meeting minutes approved unanimously.
- Chris Dawd from PMS (our landscaping company) was invited to provide information concerning our services covered under our contract, as well as to address any concerns we may have.
- Board discussed the fining proposal. Everything went out to the pod reps.
- Betty and Jean shared the Deer Creek Housing trends. Their view is that enforcing rules is good for land value.
- Board discussed the process of approval and appeal with the ARC members. Any appeal should come to the Board. It is up to the entire Board to enforce the rules.
- Board discussed the revision of the three amendments to bylaws: All were in favor. The motion passed unanimously.
- Shirley made the motion to start our executive session of the HOA Board Meeting. All were in favor.
- The Board discussed Tammy and Abby's job evaluation. The recommendation for a pay raise was made. The motion to give the managers a 5% raise based on their job performance and evaluation passed unanimously.
- Board discussed making the Deer Creek Tracks Newsletter digital. Abby called Quik Kopy and they are able to do graphics and 100 hard copies for a total of \$460. We will post the newsletter on the website. Board approved the change to go digital.
- Board discussed the update to the online banking. Pay Lease is ready. They will have a demo for us. BB&T will also be available.

- Abby started working on the Facebook page. Van suggested we seek out feature stories about residents. We can do so much. We need a committee with passion.
- Update on CAI: the managers are still researching it because it is not cheap.
- Board discussed the TOPS program. Managers will learn about it and get trained. The goal is for all office staff to cross train by February 2021. TOPS supports and helps to train.
- Meeting was adjourned at 7:50 pm.