

## HOA Board Meeting

November 4, 2020

Meeting called to order at 5:40 p.m. by President Vann Free.

Members present: Mr. Van Free, Mr. Thomas Marangoly, Dr. Darrell Pearson, Attorney Shirley Brown, Mr. Hasan Mahmud and Mr. Henry W. Davis, III. Absent: Ms. Yahnira Backus

The first order of business was the approval of the September 1<sup>st</sup> minutes. Attorney Shirley Brown moved that the minutes be approved and Dr. Darrell Pearson second the motion.

President Free presented the HOA Board with a Landscaping Committee Resolution. The resolution was approved, with an addition by Attorney Brown to add the words Co-Managers with the term General Managers in the document. Also, it was recommended by Board Member Henry W. Davis, III to include the Vice President to the signature line.

Mr. Free brought forth for approval Mr. Rick Wendling (AIA) the new Architect replacement to the ARC with the addition of Ms. Nancy McBride (retired Military, Realtor) and Ms. Tammy Holley, Co-Manager of Deer Creek's Office. It was moved by Dr. Pearson and seconded by Atty. Shirley Brown.

Deer Creek Fencing was the next agenda item. Mr. Free presented the document written by the Board Attorney, Mr. Knox Argo. Discussion ensued and it was agreed upon that the legal opinion from the Board Attorney will be communicated to the Homeowners on his official letterhead.

The 2021 Budget was discussed and approved with reservations. The Board has requested for CRI provide a full budget overview in order that all Board members will have a better understanding of the Budget. Mr. Pearson stated that the Board needed more clarification on what is being spent and the category process need to be cleaned up for each line item. Mr. Mahmud fervently stated that we needed to review and analyze the budget closely and make the necessary changes for future cost savings in the budget.

Office training was discussed by Mr. Thomas Marangoly. A specific example was the TOPS program for payments. This program would curtail duplication. Mr. Free recommended to have the office staff take part in Professional Development training. Mr. Pearson and Attorney Brown stated that we designate a general list of duties and responsibilities for each Co-Manager.

Mr. Pearson presented to the Board the family of Mr. Kelly and Robin Burcham as the winners for the Yard of the Month. They will be receiving a \$150.00 gift certificate. Board members commented Mr. Pearson for his efforts in making this a success.

Attorney Shirley Brown announced the Blood Drive for November 15<sup>th</sup> and that we placed this notification on next door, email blast and Facebook.

There being no further business to discuss the meeting adjourned.