



Meeting Minutes (February 18, 2021)

Call to Order

Deer Creek Pod Rep Meeting was held via Zoom on February 18, 2021 at 5:30 PM. Meeting called to order by President Van Free at 5:37PM

Board Members in Attendance: President Van Free, Vice President Thomas Marangoly, Daryl Pearson, Shirley Brown, and Jim Sadie.

Board Members Not in Attendance: Henry Davis and Hasan Mahmud.

Pod Reps in Attendance: Michael McCoy (Alderwood), Tondalaire Ashford (Ashland Park), Mike Nisbet (Autumnbrooke), Harry Truslow (Berrington), Patricia Williams (Carillion), Jim Weuhler (Colleton), Mary Lou Stevenson (Dunlake), Kent Rose (Glen Rose), Kathryn Ingram (Greythorne), Eddie Flowers (Hanston), Shirley Billup-Holmes (Harrod Park), Jessica Lewis (Helmsley), Ron Whetstone (Lillington), Pat Roberts (Marston), Linda Pearson (Stoneridge), and Martha McKim (Wellston).

Pod Reps Not in Attendance: Jeremy Hawk (Abingdon), Kerita Fuller (Asheworth), and Devonna Sims (Grayson Grove)

President's Update and Report:

1. The Board President addressed the issue of the counting of the ballots and rescheduling annual meeting. Both items have been put on hold because of office management issues, and the demands of the current transition. The Board will discuss this issue at length and make decision on that very soon. There is also discussion of updating the bylaws as they are seriously outdated.
2. President has been in contact with Knox Argo, Deer Creek's attorney, as well as the developer's attorneys. All Deer Creek property has been platted by engineering and architectural firm Goodwyn, Mills, Cawood and a survey of the property has been completed. President shared that they are waiting on additional information and are hoping that turnover will be sooner rather than later. Especially as addressing the lake and erosion issues is pending this turnover.
3. Tying into the developer turnover was issue of the Deer Creek lakes and the erosion of their shorelines. American Sport Fish has the equipment and is able to dredge the lakes, bag up some of the settled contents at the bottom and use it to reinforce the shore lines. They have refused to do any work on the lakes as Deer Creek does not own them. Awaiting turnover for this solution. The cost would be shouldered by the Deer Creek homeowners with properties on the lake. Concerns of whether some homeowners would choose to and others wouldn't were expressed. President said that it would be mandated for the upkeep of the property.

4. Concerns were expressed that the transition of the newsletter into an online format would make it inaccessible to many homeowners. Vice President Marangoly addressed the issue stating that there would be printed copies in the office and that homeowners could choose to have the newsletter mailed to them. The Executive Director stated the goal was to be able to send the newsletter to homeowners via an email blast once the office's software upgrade had been completed.
5. The Board President discussed Glenrose and Dunlake safety issue. The area has been turned over to the City of Montgomery as of 2018. Several unsuccessful attempts have been made to contact councilman Glenn Pruitt. The area poses a huge fall/liability risk and needs to be addressed immediately. No fishing signs are expected to be up soon, but in the meantime the issue has been brought to the attention of the Mayor's Office. Suggestion was made to bring issue to the attention of City of Montgomery's Office of Risk Management. Executive Director asked for contact information to proceed.
6. Saucer Property is the property in front of Deer Creek's main entrance. The area needs to be maintained and Deer Creek homeowners have made numerous complaints that the area is unkempt and needs attention. Executive Director has sent a letter at the request of the Board President to verify ownership of this property. Once ownership is verified, we will negotiate terms for the upkeep of the property.

Executive Director's Update

The Executive Director presented office management issues and methods of implementation - see attached presentation summary. Executive Director stated she and her staff were at the service of the Deer Creek homeowners and that the goal of the office would be community and communication.

A review of the December 2020 financial statement was done. Deer Creek's cash and equity assets are in better shape were in better shape at the end of the 2020 year than they were at the end of 2019 – see attached financial statement.

The Executive Director discussed upcoming and ongoing projects including the expansion of the pool, renovation and face lift for the clubhouse, gym upgrade, tennis court resurfacing, and playground update. The staff is hard at work putting together proposals for the Board to bring better and upgraded amenities for Deer Creek residents.

Finally, the Executive Director requested that all pod reps send a monthly update with the issues, concerns, and suggestions from their pod to the HOA office. Moreover, pod reps are invited to join the office staff in monthly meetings to touch bases and address important issues.

Discussion Items:

1. Issue of whether the Deer Creek HOA was bound by any state rules or guidelines was asked. President Free addressed the answer that the Deer Creek HOA was not bound by any state rules and was grandfathered under the current law. The Alabama Homeowners Association Act applies only to HOAs in the state formed after January 1, 2016.
2. Jim Wuehler of Colleton requested the issue of the reserve account be addressed; concern was expressed that the amount in the fund was much more than an HOA would need for repairs and

that the excess should be turned over to the homeowners. The Board President addressed the issue stating that the funds were slated for several projects . The Executive Director then gave a detailed run down of the ongoing projects and proposal process that the Board and office staff were working on together. The goal is to add a zero-entry pool, update the clubhouse, remodel the restrooms, resurface the tennis courts, expand and update the gym, as well as upgrade the current playground.

3. A representative shared concerns that certain homeowners/companies, by virtue of the number of homes they have in Deer Creek, get multiple votes on neighborhood issues even if they don't live in the neighborhood, whereas most Deer Creek residents and homeowners get only a single vote. Other representatives shared these concerns as well as concerns for addressing of property management companies and tenants. Board Member Brown stated that it was definitely an issue of concern and that the issue needed to be addressed – perhaps through an amendment of the bylaws. The Executive Director stated she would research the issue of multiple votes and how other HOAs handle it and provide an update for the next meeting.
4. Linda Pearson of Stoneridge had requested the issue of ongoing ARC violations be addressed. Rusty mailboxes, visible trash cans, street parking, and landscaping are all still issues in the neighborhood. An update was requested on the status of neighborhood CCR violations and the fining guidelines. Executive Director stated that office staff had informed her that a decision had been made to cease all CCR violations and neighborhood drive thru procedures until the end of the holiday season. Office staff has been busy with in-office clean up of files and paperwork, and will resume drive thru procedures, sending out CCR violations, and enforcement of the fining guidelines beginning March 1st.
5. Harry Truslow of Berring requested the issue of the tennis court practice walls and tennis court nets be addressed. The practice wall was described as flimsy and a request was made for its replacement, as well as a request for net maintenance. Executive Director stated issues would be reviewed the following week. Board Member Jim Sade stated he had a local contact for tennis court maintenance and would share the information with office staff so they could proceed. Board President also mentioned that tennis courts were scheduled to be resurfaced as soon as the weather warmed up a little bit and that a proposal had already been approved for the work.

Announcements

The office would touch bases with the Pod Reps the following week and would send out the dates and times for the monthly Pod Rep Meetings with the staff.

Adjournment

Meeting adjourned at 7:43 PM

Date of approval