



## Monthly Board Meeting Minutes June 24, 2021

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### Call to Order

Deer Creek Board meeting was held in person on June 24, 2021 at 5:30 PM. Meeting called to order by President Van Free at 5:40PM

Attendees included: Van Free, Thomas Marangoly, Shirley Brown, Jim Sadie, Henry Davis.

Members not in attendance: Hasan Mahmud and Darrell Pearson

Guests in attendance: Michael Nisbet (Autumnbrooke pod rep)

### Approval of Minutes

Motion to approve minutes for April 27, 2021 minutes made by President Free. Second by Brown. Unanimously approved by all present.

### Amendment of Agenda Item

Motion made by President Free to amend agenda items and move financials report to beginning of meeting. Second by Brown. Unanimously approved by all present.

April financials are as stated in accounting report attached, but for River Bank Trust account -1487 which was being charged \$45 monthly maintenance fee. With the approval of the Board President and Treasurer, the Executive Director issued pool check and clubhouse renovation checks from the account with intention of closing it out.

### Election of Officers

President Free states that based on Bylaws, Board must designate a Secretary. Brown motions that officers stay as they are. Sadie seconds the motion. Unanimously approved by all present.

Brown nominates Sadie for Secretary. Second by Davis. Unanimously approved by all present. Jim Sadie is Board secretary.

### Executive Session Called at 5:54PM

Motion by President Free to enter into Executive Session. Second by Marangoly. Unanimously approved by all in present.

## Discussion Items:

1. Proposal to reinstate fishing license for Deer Creek residents and to structure license very much like Wynn Lakes does. Residents would apply for fishing license, license would include minimal fee, and residents would get specific information on fishing rules and guidelines.
2. HOA actively working on pond erosion issue. American Sportsfish would like HOA to handle homeowners and payment rather than collect themselves. HOA's legal counsel would like indemnity agreement for HOA so that HOA not held responsible if homeowners don't pay for services. Office will coordinate with American Sportsfish and attorney and homeowners to get individual agreements of financial responsibility for American Sportsfish and indemnity agreements for the HOA.
3. Zoom Guest Dale Sexton of Comtex Technologies presents security proposal for Deer Creek gates and separate proposal for ground surveillance. Gate proposal includes cameras that will recognize tag numbers allowing office to input approved tags for entry and prevent others. The cameras will also be accessible from an online platform allowing guards and authorized HOA personnel access as needed and not only at their desks or within confines of office or guardshack. Surveillance proposal includes all common areas, amenity center, and new pool areas and will use existing infrastructure as laying fiber optics would be costly. Board members asked Mr. Sexton several questions about servers, coverage areas, as well as additional details including unit prices for proposed equipment, warranty details, and maintenance plans for equipment and set-up.

## Executive Director's Report

1. Office staff is happy to welcome new office clerk Christy Hall to Deer Creek. Christy has been a wonderful addition to the office, works hard, and builds rapport with homeowners very quickly. The office is also excited to report the addition of a compliance officer/enforcement officer to our office. Ms. Shirley Rogers is a Deer Creek resident of over 10 years that has been sending in violations with pictures and time stamps for several months and will now do a drive through 2 times a week to follow up on violations.
2. TOPS One has had a significant impact on the flow and ease of updating property records in the office as well as managing records and follow ups. Awaiting online portal creations and a complete Go Live of Board and homeowner portals.
3. Clubhouse/veranda renovation is ongoing. Phase 1 of clubhouse complete and veranda enclosure will start once windows arrive. Clubhouse furniture will be auctioned off in preparation of phase 2 of clubhouse renovation which will include furniture and interior design services. Board has requested 3 design plans from office which we will compile and present as soon as possible.
4. Executive Director proposed the creation of a Verified Vendor program for Deer Creek residents. Vendors and contractors such as roofers, builders, landscapers, etc will be able to sign up with office for course on HOA rules. Course will provide them with guidelines and in turn these vendors will be listed as vendors that are certified in the ARC Rules and Guidelines of Deer Creek. No statement as to the quality of the work will be given, but homeowners will rate their experiences which will allow HOA to know which vendors to allow to renew and which to ban from program. This will minimize unauthorized works, insure ARC enforcement of guidelines, and give

homeowners ease of selecting vendors familiar with Deer Creek rules and regulations and that have done work for other Deer Creek residents in the past.

### Motions

1. Brown makes motion to approve design and draft of verified vendor program. Second by Sadie. Unanimously approved by all present.

### Adjournment

Meeting adjourned at 8:07PM

7/22/2021

Date of Approval