



Meeting Minutes July 22, 2021

Call to Order

Deer Creek Board meeting was held in person on July 22, 2021 at 5:30 PM. Meeting called to order by President Van Free at 5:35PM

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

Members not in attendance: Darrell Pearson

Approval of Minutes

Motion to approve minutes from June 24, 2021 and June 29, 2021 made by Davis. Second by Marangoly. Unanimously approved by all present.

Discussion Items:

1. Asheworth corner fence estimate still not received but landscaping and maintenance estimate too high and out of budget for this year. Alternative options being considered and PMS will resume maintenance once area cleared.
2. Park benches requested near exercise stations between Carillion and Marston as well as on common area on left side of Marston Bridge and common area in center of Marston 2. Executive Director will compile quotes for Board consideration.
3. Questions arose about tennis court resurfacing. Current quote on work is over \$32,000 dollars and does not fit into this year's budget. Lower Bros declined to do just membrane repair with our resurfacing. Tennis courts are typically repaired and resurfaced every 3-5 years; Deer Creek's tennis courts were last taken care of in 2015, but courts can hold up a bit longer without issues. Also, Lower Bros recommended that trees around tennis courts be removed to prevent further cracking of tennis courts. Will schedule Lower Bros for Deer Creek tennis court repair and resurfacing next year.

Executive Session Called at 6:10PM

Motion by Brown to enter into Executive Session. Second by Marangoly. Unanimously approved by all present.

Motion by President Free to end Executive Session. Second by Brown. Unanimously approved by all present. Executive Session ends at 7:08PM

Executive Director's Report:

1. Financials – Checking accounts remain healthy and a deposit of \$57,847.33 was made earlier that week into the operating account. River Bank & Trust account 1487 still has a \$34,769.13 and continues to incur a \$45 monthly charge, but will be emptied out as payments are made for renovations to gym, clubhouse, and pool.
2. Teens racing late at night on Deer Creek Boulevard led to accident reported by security (see Security Report July 17, 2021 at 1:14AM). Deer Creek used as a cut through by non-residents to get from Vaughn Road to Ray Thorington Road and vice versa. After considering multiple other incidents and accident, Signal 88 Security recommended in a meeting with President Free and the Executive Director the use of portable speed radars for Deer Creek Boulevard, Lane, and Crossing, as well as for any neighborhoods that may need it. Mentioned that several other neighborhoods they patrol have implemented similar radar systems to prevent speeding. Awaiting security company's formal recommendations. Davis recommends reaching out to Chief of Police and Mayor's Office for additional speed patrols in area. Office will do so at the earliest time.
3. By the end of August, the Deer Creek office staff will have completely verified the homeowner and current residents of each home on the property and updated all homeowner records in TOPS and in their files.
4. Many homeowners have requested that pool season be extended until October, even if it means implementation of a swim-at-your-own-risk policy. The budget does not provide for the use of lifeguards beyond Labor Day weekend. Pool is maintained on a monthly basis regardless of use, but insurance considerations must be taken into account. The Executive Director is instructed to research the merits of the idea and Board will vote during the next meeting.
5. Violation and enforcement of covenants and restrictions is difficult with current fining protocols. Need adjustment to allow for immediate action; no need for constant reminders that only serve to cost the HOA the price of postage and lack true power. Request by office staff to amend fining protocols to allow for better enforcement of Deer Creek covenants and restrictions. Changes to guidelines include notice requirement and deletion of Repeat Violation sections among others (see attached list of changes).

Motions

1. Brown motions to amend current policy and make proposed changes effective immediately, while also amending policy to allow the Board to change it at any time. Second by Davis. Unanimously approved by all present.

Adjournment

Meeting adjourned at 8:31PM

8/19/2021

Date of Approval

CHANGES TO FINING GUIDELINES

Please note that the following changes have been made to the Fining Procedures of the Deer Creek Homeowners Association and are effective immediately:

1. All warnings "via letter" are changed to warnings by phone call, email, letter, sticker, or notified by security.
2. On pg. 8, under 4(b)(1): A member guilty of a chronic violation shall be warned by phone call, email, letter, sticker, or notified by security, that the ARC has determined by sufficient evidence, that the Member has violated a Section B guideline and is hereby warned that the Member has seven (7) days from the date of the letter to either correct the violation or provide proof that steps have been taken to have the violation corrected. The clause "corrected within fourteen (14) days" is deleted.
3. On pg. 8, section 4(c) Repeat Violations is completely deleted.

The Deer Creek Board of Directors has the authority to amend the Fining Procedures policy at any time.