



Meeting Minutes September 9, 2021

Call to Order

Deer Creek Board meeting was held via Zoom on September 9, 2021 at 5:30 PM. Meeting called to order by President Van Free at 5:35PM

Attendees included: Van Free, Jim Sadie, Shirley Brown, Darell Pearson, and Dr. Asad Khan.

Members not in attendance: Henry Davis and Thomas Marangoly

Guests in attendance: Mike Nisbet (Autumnbrooke Pod Rep) & Harry Truslow (Berrington Pod Rep)

Approval of Minutes

Motion to approve minutes from Board Meeting on August 19, 2021 and Special Meeting on September 7, 2021 made by Free. Second by Pearson . Motion passes.

Discussion Items:

1. Fining Violations/ CC&R – A review of current fining procedures was given to the Board by the Executive Director. Compliance inspections are done in the each of the pods every other week, and violations are either tagged with a 24-hour, 7 day, or 14 day resolution time. The tag time depends on the issue and the complexity. Trash cans and parking violations would be given a 24-hour resolution deadline, whereas more complex issues such as landscaping, lawn maintenance, and mailboxes may be given 7 days. Extensive issues such as roofs, fences, etc. would be given a 14-day activity deadline in which homeowners must show proof of action to remedy violation. All violations, whether through inspection or reported by pod reps, security or other homeowners, are directed to the Compliance Office to log and track. Once a fine is issued, the homeowner gets an email/letter notifying them of the fine. For trash cans and parking, the office has ordered stickered tickets that can be used by security to tag violations and report to office.
2. Grounds & Maintenance – There is a concern that landscaping crews are slacking and not keeping to the cutting schedule as they should; also mention that they are not giving the proper attention to the details such as edging or going over the first cut to with a second to smooth it out. This is not the first time this issue has come up. Pictures of issues will be sent to Executive Director and meeting will be set to discuss concerns with PMS as soon as possible.

Updates:

1. Common Area Bench Requests – Several homeowners have responded about Marston 2 common area and expressed concerns they do not want area to become place of congregation and so benches and gazebo would not be conducive to minimizing the noise and disturbance in that area. Board will no longer consider benches/gazebo in that area, although will still review bench requests for the left side of Marston Bridge and with an additional bench on the circle.

2. Asheworth Fence – Homeowners that reported the issue have responded to the HOA that they will not contribute to the putting up of the fence and that a fence alone does not address the issue. This project is ongoing and the Executive Director has scheduled meetings with 2 other vendors for landscaping quotes for the area.
3. Flood Damage Community Meeting Results – Neighbors have come together since Flood Meeting to help in house clean-ups and repairs. Office staff has also provided the Church of the Highlands Outreach ministry the names and numbers, with permission, of residents affected by the August 2nd flood. Several community members have also expressed interest in donating proceeds of yard sale to help neighbors that experienced flood damage.
4. New Pool – Office received the pool closet plans today and they have been submitted for approval and permit to the City of Montgomery. More than 5 weeks delay because of issues with electrical and building permits that vendor hopes to resolve soon. Once these permits are granted, English Pools expects work to be completed within 3 weeks.
5. Veranda Enclosure/Gym Expansion – Backordered windows have arrived and vendor will deliver to Deer Creek next week. Once windows delivered, expected project completion time is about a week and a half.
6. Auto/Fishing Decals – Discussion was tabled until Board can review specs of surveillance proposal and tag camera recommendations as they may make auto decal point moot. As for fishing decals, the Board decided in previous meeting to issue fishing cards for residents though additional discussions must be had about logistics.
7. Handyman – There are several projects that require the services of a handyman and have not been able to find one. Board members Sadie and Free will coordinate with office to find one.

Executive Director's Report:

1. Financials – River Bank & Trust Account 1487 will be closed soon enough; we are waiting on the final checks to clear before it is closed completely. Also, a review of our financials has shown that we have over \$80,000 dollars more this year than we did at this time last year. In assessing the difference, we have been able to pinpoint savings in postage and mailouts, the transition to TOPS online system, as well as the change in the security cell phone plan has us in a much better position financially than we were previously.
2. Airbnb Ordinance – Research by the Executive Director has found that there are ordinances throughout the states for short term rentals. With this being the case, the office staff reached out to several neighboring HOAs with the intention of requesting a coordinated effort to push for an ordinance by the Montgomery City Council. Office staff continues on drafting and reviewing ordinances by other states and HOAs.

Adjournment

Meeting adjourned at 6:30PM

11/10/2021
Date of Approval