



Board meeting: February 10, 2022

Call to Order: Deer Creek Board meeting was held via Zoom on Thursday, February 10, 2022. Meeting called to order by President Van Free at 5:37 pm.

Attendees included: Van Free, Shirley Brown, Henry Davis, Dr. Asad Khan, Henry Davis, Thomas Marangoly, Hieu Vo, and Jim Sadie.

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

1. **Introductions:** President Free opened the meeting and asked members to introduce themselves to each other and to our newest member, Hieu Vo.
2. **Election of Officers:** President Free called for election of officers. Shirley Brown motioned that we keep the same Board appointments from 2021. Dr. Khan seconded the motion, and all voted in favor: Van Free - President, Thomas Marangoly - Vice President, Henry Davis - Treasurer, Jim Sadie – Secretary (under less protest than last year).
3. **Presentation: Tru Green.** Gweneth Powers from Tru Green. Tru Green would like to be primary provider of lawn services for Deer Creek at a reduced rate. They would need at least 75% participation for it to be workable. There was discussion about whether this would include common areas and who would be responsible for payment. Mr. Davis expressed some concern about previous work by Tru Green.
4. **Landscape Update:** Jim Sadie. On January 28, 2022, Mr. Sadie met with Chris Dowd of PMS & CMT to discuss a number of concerns. Shrubs next to the pump next to the clubhouse fountain are half-dead. Mr. Dowd will take action to address this. A large section near this is “ponding,” and the surrounding area is very mushy. He indicated that his company could repair so that it drained into pond. There is a large dead tree in the area; he will get us a quote to remove it. Discussed having shrubs against the new storage unit facing Pemberton Park, and he will get us a quote for this as well. Discussed mulch around trees and islands in neighborhood that is very thin in some areas. He will have his staff take care of this, especially in April when they put new mulch down. Looked at number of trees that need trimming in his quote from September, 2021. He is aware that we have a quote for the same job for substantially less. He wants to make sure that we are pleased with his service and that his quote will cover the trimming of over 400 trees, so that it is even throughout the entire neighborhood. We also looked at trees near tennis courts which need trimming and have some loose limbs hanging, for a separate quote. Jim feels that these trees/quote need priority. Chris indicated that he could handle these and several other maintenance concerns for the neighborhood, if we will let him know exactly what we want.

Shirley Brown mentioned that it is important that Chris does everything in his current contract before we make a decision about some of the other pending jobs.

Ms. Zaied followed up with several updates on these matters:

- a. Chris did reach out and submit a new, lower quote for the trimming of the trees, which also includes the dead tree removal mentioned above; further, it would include the trees near the tennis courts, which had originally been a separate quote.
- b. Based on the contract, we should have had a minimum 42 rounds of complete mowing for the neighborhood. There were, however, some weeks with substantial

- rain, and based on his reports, there might be between 37-40 days of complete mowing, but it we can easily go back and request that he make these up at no cost.
- c. Reminded Chris that part of the contract includes irrigation, and we have not been getting reports.
- d. Chris and his company do a lot for the neighborhood and office at no charge.
- e. Recommended that we refine the details of landscaping contracts and that the Board limit any new landscaping contract to one year at a time.

Mr. Free stated that it is good that we are keeping the landscaping company more accountable. Per Ms. Zaied, we will also do our part in the office to communicate with them and provide them a regular and detailed list of what needs to be done.

5. Office Updates:

- a. The Blood Drive this past week went well, with 36 pints of blood donated.
- b. Irrigation: see above notes under “Landscape Update.s”
- c. Tops Update: Tops is the Management software used in the office to send out emails and communicate with residents. Reported it is working well, she is waiting on updates for HOA and Board members to have access.
- d. Speed Tables: Our city councilmen Glen Pruitt and City of Montgomery are planning to put some speed tables in three different sections to slow down drivers. They are hoping to install in the next month or so at Deer Creek Crossing, Deer Creek Lane, and at 4 way stops (Jim not certain of location).
- e. WOW and Spectrum: There are questions as to whether residents can get service in certain areas with either company. Residents need to call on their own.
- f. PMS Updated quote: see above under “Landscape Updates.”
- g. Gates at Deer Creek Crossing Boulevard: There is one gate that has been giving us problems, and it has been found that the ground is sinking there. They are trying to address this next week to remove the gate and to find the source of the water leak below.
- h. Birmingham Fountains will be installing the new fountain that has been out since July 2021 at the pond where Deer Creek Crossing meets Deer Creek Boulevard.
- i. Security Contract: Security contract bids will be coming in for the coming year from Signal 88 and other security companies, and she will update us.
- j. Security: we are waiting for cameras to come in, for them to start installation at entry points of neighborhood.
- k. Pond erosion issues. 18 homeowners have signed up for a company to fix pond erosion in front of their property.
- l. Compliance & Inspections: Some residents have refused to pay fines and it has been difficult to enforce. Our attorney says we are not able to take a lien out on somebody unless amount due exceeds \$500. We are taking pictures and keeping records of all violations. Some Board members recommended raising amount of our fines to remedy this situation and to make a statement that we are not going to tolerate non-compliance.
- m. Benches: We have ordered new benches and they should be coming in soon, and PMS will install them.
- n. Ashworthe Corner: In 3 weeks, this area is going to be cleaned up by the company we hired several months ago. They have again requested additional time due to Covid and issues with workers/employees. Mr. Free motioned to give them 3 weeks and it was seconded and Board voted to approve.
- o. Baptist Properties: There has been no action taken because we have not heard from enough people. The whole neighborhood will have to vote on this, and Mr. Free will discuss further with Board members about getting feedback and voting from residents.

6. Adjournment: The meeting adjourned at 6:48 pm.