



## Board Meeting: April 21, 2022

1. Call to Order: Deer Creek Board meeting was held via Zoom on April 21, 2022. Meeting called to order by President Van Free at 5:36 pm.

Attendees included: Van Free, Shirley Brown, Dr. Asad Khan, Jim Sadie, Henry Davis, Thomas Marangoly, and Executive Director Aya Zaied.

Guests in attendance, approximately 7 pod representatives.

2. Approval of Minutes from December 2021 and February 2022:  
Motion to approve minutes was made by H. Davis. Seconded by S. Brown. Motion passed.
3. Retention Ponds: President Free discussed some additions to ARC guidelines. S. Brown motioned to approve. T. Marangoly seconded motion. Motion passed.
4. Tree Trimming: PMS will start the tree trimming this coming week. Three quotes for separate areas of concern have been combined into one competitive quote. J. Sadie motioned to approve. H. Davis seconded motion. Motion passed.
5. Office Updates:
  - a. A. Zaied reported a pipe burst at the Amenities Center, and parking lot with access to Clubhouse/Amenities Center had to be closed. Repairs should be completed by weekend.
  - b. Movie night changed due to excavation – water leak.
  - c. Speed tables update: City of Montgomery is still experiencing delays.
  - d. Signal 88 Security contract will end April 29. We will be returning to DSI, which is under new management for our Security.
  - e. Pond erosion: 16 residents have signed up for repairs. Work should begin in approximately 6-8 weeks once contracts and deposits are in.
  - f. Zack with PMS, who has been one of our two onsite workers, will be leaving. We will have a new worker, Cody Hines. He's worked with PMS for some time.
  - g. Benches update: we are still waiting on benches.
  - h. Cody Herring expressed that he is not comfortable with the role of compliance officer. Many residents know who he is, and he is getting a lot of pushback. Ray Zaied stated that she would be glad to take on the role as compliance officer for the time being. Cody expressed an interest in working in the office. This matter will be discussed further.
6. Pod Rep presentation by Mike Nesbit regarding Pond Erosion:  
Pod Rep Mike Nisbett made a presentation to the Board and Pod Reps at this meeting regarding ideas to address pond erosion. He spoke about challenges some homeowners have with resale value due to pond erosion and shared a host of insights and personal observations. President Free thanked Mr. Nesbit for his presentation.
7. Adjournment: The meeting adjourned at 6.37 p.m.