



Board Meeting: May 19, 2022

1. Call to Order: President Van Free called the Board meeting to order via Zoom at 6:58pm.
2. Board member attendees included: Van Free, Shirley Brown, Dr. Asad Khan, Jim Sadie, Thomas Marangoly, and Executive Director, Aya Zaied.
3. Approval of minutes from the previous meeting: V. Free moved to accept the minutes. T. Marangoly seconded, and the motion passed.
4. Introduction of new part-time worker: A new office worker, Shawntrice Moore, was introduced. She recently moved back to Montgomery from Birmingham and her parents live in Deer Creek.
5. ARC update re: Fishing signs: We need to let people know that there will be fines if they are fishing, but not a resident of Deer Creek. There will also be fines for those who continue to fish in areas that are marked off-limits or have “no-fishing” signs posted. More signs are needed to post this information. Aya is going to order more new signs.

Aya also shared the idea of providing fishing cards to residents that would have to be renewed each year. S. Brown recommended making sure that the year is listed on each card and that the color of the card be changed each year, so that cards cannot be easily duplicated. There was some discussion on this matter and the Board decided to move forward with this proposal. The motion passed unanimously. Aya will get this process put into place.

6. J. Sadie shared that there is still an issue with residents using the easement within 10 feet of his house to take short cuts to other areas of the neighborhood, to set up picnics, and/or to fish. Board members mentioned that we discussed this last year and approved the placing of signs on each end of the property signifying this as private property. Aya asked Sadie to meet her so she could see the actual area before placing the signs.
7. Beavers: There are a number of residents who have complained about beavers eating their flowers and/or bushes and making a mess in their yards. Aya researched this and found some quotes for \$1900 for a one-time removal. Another company quoted \$3000 / year to set up traps four times a year. Attorney Argo mentioned that once we start paying a service, residents will expect the HOA to always handle this nuisance issue. The city will clean drains at no charge for flow of water when the beavers build a dam. After discussion, the board acknowledged that we are in an area where there is wildlife. The issue is more of a nuisance than a threat to safety. The HOA cannot be responsible for removing this type of wildlife. Residents are welcome to hire somebody to assist as they wish.

S. Brown said that she felt – keeping in mind of Hurricanes, bad weather and flooding, it might be a good idea if we came up with an evacuation plan in case there is ever an emergency and we needed to evacuate each neighborhood within the development. Aya is going to reach out to the EMA and see if they have any recommendations for the area.

8. Pool: There are many residents who have expressed concern about having a certain section of the pool designated “adult only” or at having adults-only time. This discussion when on for some time. Some are concerned about shutting off a section of the pool that others may enjoy, while others support the idea. The Board did not come to a resolution on this matter; however, board members recommended that for the time-being, the lifeguards should use their discretion based upon the number of guests requesting an adult only section at a particular time.

(After this meeting, J. Sadie did further investigation on the pool issue). Sadie learned that a nearby country club has a designated “adult only” time for the last 10 minutes of every hour. For example, the lifeguard blows the whistle at 5.50pm, and all kids get out of pool until 6pm. Adults may swim laps (or other) while kids take a 10 minute break. Kids can sit on sides of pool if they desire. It also gives lifeguards a chance to review overall safety of area. At the beginning of the next hour (after 10 minutes has passed), the lifeguard blows whistle again to signify the end of adult-only time). Residents say everybody understands the process and it works well.

Gym: Aya reported that the work on the gym should be completed in the next couple of days unless some further delays arise. They’re supposed to lay the new floor. After that, we should be able to get new equipment for the gym.

V. Free asked Aya if invoices have been prepared for the fining process. Aya said that any fines that have not yet been paid will be added to the HOA dues that will be going out in July. They are also deactivating key cards for all amenities until overdue fines are paid. Aya mentioned that many of the outstanding fines are from rental properties that have property management companies. This continues to be an unresolved issue that will be discussed further.

Another discussion came up about residents that are not keeping up the lawns. Some of these households are rentals that are being run by property management companies. There are already fines and liens on some of these properties. Aya said this is making it very difficult for us to take any further action. V. Free feels like we should discuss having an outside company handle the fining process and possibly collecting the fines for us. This discussion will continue.

The meeting adjourned at 8:10pm.

Respectfully submitted: Jim Sadie

APPROVAL DATE: July 29, 2022