



Board Meeting Minutes August 11, 2022

Call to Order

Deer Creek Board meeting was held via Zoom on August 11, 2022 at 5:30 PM. Meeting called to order by President Van Free at 5:40PM

Attendees included: Van Free (proxy for Marangoly), Shirley Brown (proxy for Henry Davis), and Dr. Asad Khan, as well as Executive Director, Aya Zaied.

Members not in attendance: Hieu Vo, Henry Davis, and Thomas Marangoly

Approval of Minutes

July minutes unavailable at this time; review and approval will happen at next meeting.

Motion Items:

1. Bylaw Updates & Distribution Plan – The Deer Creek Bylaws have been revised and are ready for a homeowner vote. Discussion on the best method to distribute the bylaws was had. A. Zaied recommended a comprehensive plan to distribute Bylaws to homeowners as well as host informational sessions and panels with the ultimate goal of hosting the vote during the pod information and registration sessions in preparation of the upcoming security updates and encourage homeowners to submit their ballot at that time. Board Member Shirley Brown made motion to grant the Executive Director the permission and authority to distribute the updated and revised Bylaws to homeowners for review prior to the the vote as well as implement the discussed procedure for voting. Motion seconded by Khan. Motion passes.

Updates:

1. Security System Update & Gate Access – HOA is still finalizing details of security system update and gate access control plans for the neighborhood.
2. Speed Table – Councilman Glenn Pruitt has been in contact with ED Zaied and President Free in regards to the speed tables due for installation at Deer Creek Crossing and Way. Pruitt states that the city will be out to pave the entry way to Asheworth in 2 weeks and that the check for the speed tables and installation should be ready by next Friday although we are still waiting for the speed tables to arrive. A. Zaied mentioned that information was relayed to her previously that tables had arrived. She will look into the details and report back to the Board.
3. New Pool Hours – A. Zaied reports that because lifeguard shortages and the number of Deer Creek guards that are returning to school/college, pool hours will change effective Tuesday, August 16th, 2022. Adult time will no longer be possible and the new hours for the pool based on lifeguard availability are Monday through Saturday from 1:00pm to 7:00pm and Sunday hours will continue as they have been from 12:00pm to 6:00pm.

4. Erosion Repair Update – Last call for erosion repairs will go out Friday, August 12th and Friday, August 19th is the deadline set by office for all forms and deposit checks to be turned in. ASF spokesperson Sawyer Chiles reported a potential start date of mid-September, but more details should be forthcoming. Also, A. Zaied stated that a meeting would be held for homeowners that have requested erosion repairs to meet with Sawyer directly to ask any final questions and get a final timeline for project.
5. HOA Life Software Update – Office staff is preparing for activation of HOA Life training and TOPS integration. The goal is to begin using the program by August 25th for all CC&R violations.
6. Gate Repairs & Updates – Several of the neighborhood gates have issues at this time, most of which stem from the excessive number of storms with lightning. According to Jim Frizzel of Homeworks, gate issues stem from lightning strikes and proactive measures to protect electrical components of the gates must be taken to prevent further malfunction. ED Zaied will do additional research into surge protection boxes for electrical components and has shared concerns with gate access teams to insure the issue is factored into security and access update.
7. Landscaping/Weed Update – President Free and A. Zaied met with PMS new general manager Jacob Burkhart in regards to several landscaping and maintenance concerns, including the excessive amount of weeds in the HOA common areas as well as the flower installations and irrigation plans. Burkhart listed several action items on their end that would address HOA concerns including subcontracting weed and turf management to Mighty Green, a comprehensive and broad weed treatment for this season as well as pre-emergent for colder months to prevent growth next spring. Burkhart and crews will survey flower installation and irrigation schedules to insure that plants are getting adequate water, especially new plantings at the Asheworth corner. Burkhart assured us that he would continue to keep an eye on issues and we would see a difference. Discussion was also had in regards to the updated landscaping specs to be released for vendor bids in September and PMS plans to submit a bid for the upcoming year.
8. Parking Announcements – After last board meeting, President Free, Board member J. Sadie and A. Zaied met with DSI Security personnel in regards to several issues, including parking violations and expectations. Office has since printed the Board-approved warning, fining, and towing notices and security personnel has begun tagging cameras. Several additional reminders will go out to residents in regards to the parking guidelines. A. Zaied stated they are still searching for a tow company that will be used by the HOA for those vehicles that must be towed. The goal is to find a reputable company that will work at a fair price with consideration to possible storage fees, etc.
9. Fence Violation Updates – A. Zaied stated office in process of sending out fence violation notices; many already sent out. Notices are being sent out reminding homeowners they are responsible for maintenance and upkeep to their properties, including the fences, and detailing options for repair and remediation. Deadline for fence remediation is October 31st unless an exception is provided after review by the office and ARC committee. The HOA fences are also being assessed for repair and a quote for Board review.
10. Rental Companies Fining Enforcement – President Free brings up concern that additional or higher fines may be needed to insure compliance by tenants and property management companies in Deer Creek. A. Zaied and Board member S. Brown remarked that the HOA did not have the standing/right to fine property management companies as they are not bound to Deer

Creek, rather the fining must be for the homeowners and residents the are bound by the rules of the HOA and the Covenants and Restrictions set forth in our bylaws and ARC Guidelines. Additional research will be done into the matter and the issue has been slated for future discussion once we have more information.

11. Pending Litigation – The same suits are currently pending that have been for a while now. Attorneys for the HOA are hopeful for a dismissal in both suits, but there are no new updates at this time. Important note though is that a claim is being investigated by a law firm out of Birmingham in regards to an onsite injury by an employee of the electrical company the HOA employs to install, repair, and maintain the light poles in the neighborhood. A. Zaied will notify the HOA insurance company and the HOA will proceed as they advise. Mr. Rutland also shared with Mr. Free that he would like to name him the registered agent for the HOA – as he is the current President of the Deer Creek Board of Directors. Rutland recommended the Board meet and let him know how they would like to proceed. Board Member S. Brown shared concerns as to the protocol for this type of change and whether it need be formalized or not. A. Zaied was instructed to reach out to HOA Attorney Argo for answers and report back to the Board.
12. Pod Rep Responsibilities & Potential Changes – A. Zaied expressed concern that most pod representatives are not responsive to office missives/emails and carry the role as a title only, not participating/engaging with the members of their pod, and rarely sharing concerns or issues even when directly asked by the office. Board member Brown made recommendations as to future orientation/training options. Proposal was made by President Free that upon election of new pod reps, perhaps a signed agreement to carry out certain duties could be introduced. The idea will be revisited and the office staff will continue to do their best to reach out and engage the pod reps.
13. Homeowner Survey for Larger Homes – President Free met with Jimmy Rutland (developer) in regards to potential of building larger homes in Pod E of Deer Creek as the demand grows for larger homes in the area. Rutland shared that focus is more on townhomes/lake houses and they would not be developing in that area any time soon. Discussion of a survey for homeowner interest in larger homes in Deer Creek is still ongoing and additional research will be done before survey goes out to residents.
14. Gym Addition & Walk Through – The veranda/expanded gym area is finally ready for the equipment. Flooring has been completed and the electrical outlets have been updated to accommodate the commercial gym equipment. TDS Fitness will be in Deer Creek Sunday to move and inspect the gym equipment and prepare the new space for homeowner use. The Board will schedule a date to walk through to see the updates and new set up.

Meeting adjourned, 7:22PM
Respectfully submitted, Jim Sadie

11 – 17- 2022
Date of Approval