

The Preserve at Deerfield HOA

Member meeting 10 Nov 2015

Meeting minutes

The following members were present

| Lot | |
|-----|-------------------------------|
| 1 | Proxy Terri Wanger |
| 2 | Bryan & Julee Willis |
| 3 | George Wehner |
| 4 | |
| 5 | Robin Marvel |
| 6 | Proxy Robin Marvell |
| 7 | Mike & Kim Budnack |
| 8 | David Ziller |
| 9 | Doug and Debbie Roning |
| 10 | |
| 11 | Nikita Utkin |
| 12 | Jerry Bisgard |
| 13 | Jerry Bisgard |
| 14 | Robert & Cathy Thomas |
| 15 | Proxy David Ziller |
| 16 | Kevin Autrey |
| 17 | Dean & Deisha Jarvis |
| 18 | Ben & Lori Zimmerman |
| 19 | Proxy Terri Wanger |
| 20 | Jerry Bisgard |
| 21 | |
| 22 | Proxy Jerry Bisgard |
| 23 | Terri and Richard Wanger |
| 24 | Jerry Bisgard |
| 25 | Jerry Bisgard |
| 26 | Dave Cochrun and Kathy Sparks |

Jerry Cardwell, attorney for the Wangers, was also present.

The meeting started at 6:30pm and ended at approximately 8:30pm.

1. Opening Remarks

- Robert Thomas welcomed the new members and then gave the financial report and budget assessment.
- The HOA went over budget by approximately \$6,500 due primarily to 3 issues
 1. Gate maintenance
 1. Replacement of batteries and repair of acid damage in the gate openers
 2. Replacement of circuit board and memory in the call box
 2. Legal fees
 1. Vote count irregularity
 2. Executive board meeting notification requirements
 3. Notice of complaint
 3. Mowing fees. In the past this was done on a volunteer basis, so there was no money budgeted for this item
- The cash flow statement as well as copies of the various receipts can be found on the website

2. Background on the road fund

- Robert Thomas gave a brief overview of the reason for the road fund and answered questions about the history of the gate and road fund. He then explained the ballot options of \$0, \$500, and \$1000 and how the numbers were developed.
 1. County evaluated roads to come up with a maintenance plan
 2. Only normal maintenance required for at least 3 to 5 years
 3. When roads need to be sealed, there are two options
 1. Chip Seal @\$118,000 and lasts @8 years
 2. Cape Seal @\$180,000 and lasts between 10 and 15 years

3. New Board nominees

- After some explanation of the duties and the time commitments involved, Bryan Willis offered to serve on the board again. Terri Wanger, Nikita Utkin, and George Wehner then volunteered to be on the board.

4. Voting for the road fund and the new Executive Board

1. Road fund

- The results were 11 votes for \$0, 10 votes for \$500, and 1 vote for \$1000.
- The Willis's said they would change their \$1000 vote to \$500 which would result in a tie.
- The item was deferred to the next board
- Robert Thomas advised the members to begin saving for the road repair assessment which will eventually come due.

2. Election of the Executive Board

- After being counted by 3 volunteers who were not members of the 2015 board, or running for the 2016 board, the results were
 1. Bryan Willis 21 votes
 2. George Wehner 21 votes
 3. Nikita Utkin 13 votes
 4. Terri Wanger 8 votes

The 2016 Executive board members are Bryan Willis, George Wehner, and Nikita Utkin

The member meeting adjourned at approximately 8:30pm.

Following the member meeting, the 2015 and 2016 Executive Boards met to go over documentation and determine responsibilities

The following decisions were made by the 2016 Executive Board

- Bryan Willis will be the President of the 2016 board
- The HOA will continue using the PO Box
- The HOA will continue using the TPADHOA.org website at a cost of \$50 per year
- David Ziller will continue managing the gate codes
- Robert Thomas will perform the Treasurer duties, and will act as an advisor to the 2016 board.

The Executive Board meeting ended about 9pm.