

The Preserve at Deerfield HOA Meeting

January 27, 2016

Meeting Minutes

The following members were present:

Lot 1
Lot 2 Bryan Willis
Lot 3 George Wehner
Lot 4
Lot 5
Lot 6 Darrah Smith
Lot 7 Mike & Kim Budnack
Lot 8 David Ziller
Lot 9 Doug and Debbie Roning
Lot 10
Lot 11 Nikita & Marianna Utkin
Lot 12 Jerry Bisgard
Lot 13 Jerry Bisgard
Lot 14 Robert & Cathy Thomas
Lot 15
Lot 16 Kevin Autrey
Lot 17
Lot 18
Lot 19 Beth Patrick
Lot 20 Jerry Bisgard
Lot 21
Lot 22 James & Susan Neill
Lot 23 Richard Wanger
Lot 24 Jerry Bisgard
Lot 25 Jerry Bisgard
Lot 26 Dave Cochrun and Kathy Sparks

The meeting opened at 6:30 with a discussion of the proposed budget. Questions were raised about the reason for both a special assessment and a budget. Bryan Willis explained that the budget is for normal, annually recurring charges, and the special assessment is for unusual one time charges, or recurring charges which happen over multiple years. A question was raised regarding the significant lowering of the mowing expense. Bryan stated that he intends to do the mowing and will only charge for gas and wear and tear on his tractor.

Robin Marvel pointed out that the previous two boards exceeded the budget and suggested having the board call a meeting whenever an item exceeded the budgeted amount. Dave Cochrun said he felt the board was elected to handle these types of issues. Several people voiced agreement with this position. Nikita Utkin suggested a 20% variance could be used before calling a meeting to discuss a particular over budget item.

The discussion turned to the special assessment. Bryan explained that the reason for the special assessment was to replenish the reserve fund and bring it back up to approximately \$20,000. During the discussion of the special assessment, various options for a light at the call box were discussed. Richard Wanger brought up the option of requesting the county put in a street light. Dave Cochrun objected to a county installed light citing excessive light in the night sky. The board requested that the special assessment be paid all at once, or at a minimum, quarterly. Jerry Bisgard requested quarterly payments.

There was a brief discussion of the road fund. Bryan said he had a ballot with 2 annual amounts, \$0 and \$500. Those in favor of a road fund should vote for \$500, those opposed to a road fund should vote for \$0.

The next subject was the trash program. Haulaway said they cannot move the Preserve to a different day, but they did move the Preserve to be the first pick up on Friday. No one voiced a desire to find a different trash provider.

Four members volunteered to be on the 2016 ARC, Richard Wanger, Marianna Utkin, Deb Roning and Cathy Thomas. Marianna said she would withdraw her name and do it next year. The 2016 ARC members are Richard, Deb, and Cathy.

The meeting then turned to discussion of ARC violations. The first item was the lack of progress on the Utkin's construction. Both Marianna and Nikita apologized for the lack of progress. Nikita promised to finish the construction this year, and provided the following schedule

February 7, 2016	the trash and exterior debris will be removed
May 31, 2016	the exterior stonework will be complete
December 31, 2016	the house will be complete

The color of the stucco was also questioned. Both Nikita and Marianna stated that the small sample looked much darker than the final color on the house.

Dave Cochrun pointed out that some of the houses do not have pillars. Kevin Autrey's house is about to be sold. The HOA status letter provided to the title company states that the home is in violation of the ARC due to the missing pillars. The Ziller's house is still technically under construction. Lot 1 and lot 6, (the Blodigs and Smiths respectively) pre date the formation of the HOA and are grandfathered as is.

There was a discussion regarding the need for Hank John to pay his construction deposit. The last time he was notified he needed to pay his deposit, he said he was consulting his lawyer. Since that time, Wild Fox Point has developed an excessive amount of mud due to the construction traffic on his lot. On the advice of our lawyer, the ARC will send Hank a final request to pay the \$2500 deposit. If the deposit is not paid, the HOA will get a cease and desist order to stop his construction.

The Wigtons have not paid their 2015 dues. If they pay by 1 February 2016, the total fine will be \$100. If they do not pay their assessment, the board decided to apply a \$100 per month fine on top of what they currently owe.

The board discussed and unanimously approved a \$75 fee in connection with HOA status letters. That fee will be charged on a go forward basis.

A request was made to have trash cans removed from the street within 24 hours of the trash pickup.

A proposal was made to have a neighborhood yard sale. Only one person expressed an interest.

Robert Thomas told everyone that the current trash program participants are paid through the end of February. For those who still wish to participate, the cost for the next 6 months is \$99, and needs to be paid by 21 February 2016.

The ballots were passed out and the members voted on the budget, special assessment, and road fund.

The budget passed 19 in favor, 1 against.

The special assessment passed 17 in favor and 3 against.

The road fund passed 12 in favor and 8 against.

Robert said he would send out an email with the various amounts along with the HOA mailing address.

The meeting adjourned at approximately 8:30