

Meeting Minutes
The Preserve at Deerfield HOA
May 26, 2016

The following members were present:

Lot 1
Lot 2 Bryan Willis
Lot 3 George Wehner
Lot 4
Lot 5
Lot 6
Lot 7 Mike Budnack
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12 Jerry Bisgard
Lot 13 Jerry Bisgard
Lot 14 Robert & Cathy Thomas
Lot 15 Hank John
Lot 16
Lot 17
Lot 18 Lori Zimmerman
Lot 19
Lot 20 Jerry Bisgard
Lot 21 Gary & Barb Ruby
Lot 22 James & Susan Neill
Lot 23 Richard Wanger
Lot 24 Jerry Bisgard
Lot 25 Jerry Bisgard
Lot 26 Dave Cochran

The meeting opened at 6:30 with a discussion about fixing the dip in the road over the culvert. It was decided that we will get quotes for the repairs and target getting the repairs completed in September. The board will get quotes and move forward with repairs around September.

The entry way fencing was then discussed. Jerry Bisgard volunteered to find a place to purchase the fence posts and coordinate the timing for the repairs. Several homeowners expressed a willingness to supply the labor for the repairs to keep costs to a minimum.

The policy for trash service in the HOA was then discussed. To streamline the administrative process for the HOA administrators, the following policy was adopted:

The Executive Board of the Preserve at Deerfield Home Owners Association (HOA) adopts the following policy regarding HOA provided trash service. The policy is effective 1 June 2016. To participate in the HOA provided trash service, you must agree to the policy. No grandfathering, or exceptions will apply.

Application

This only applies to members who have opted in to the HOA provided trash service.

Service periods

Trash service periods are 1 March through 31 August, and 1 September through 28 February. Payment for the period is due in full at least two (2) weeks prior to the start of the period. Payment must be made for the full period. The only provision for partial payment is when a member initiates service for the first time. Typically, this is due to purchase or initial occupancy of a house. Suspension and resumption of service will not be allowed.

Partial periods

The only provisions for partial periods will be

- a. Initiation of trash service following the purchase of a property or building completion
- b. Ending of trash service when a property is sold

Prorating of amount

Prorating the amount due, or the amount to refund will be accomplished as follows

Divide the amount due for the full period by the number of trash pickup days in the period. This gives you an amount per pickup. Multiply that number by the number of pickups remaining to determine the amount due, or the amount to refund.

Example

Trash service is \$99 for 6 months. If there are 26 trash pickup days in the period, then $\$99/26 = \sim \3.80 per pickup.

If a homeowner initiates trash service with 10 pickups remaining in the period, their prorated bill would be $\sim \$38.00$

Termination of service

If a member terminates their HOA provided trash service, they are not eligible to receive HOA trash service for a period of one (1) year from the date of termination.

If the HOA terminates a members trash service due to non-payment or abuse, the member is not eligible to receive HOA trash service for a period of two (2) years from the date of termination.

The board also pointed out that another alternative would be to make trash service part of the HOA annual dues which would require participation by every homeowner. While the preceding policy was adopted for those participating in the program through the HOA, it does not preclude anyone from contracting directly with trash companies for their individual trash service and does not force participation by any homeowner. The possibility of switching service providers was also discussed, but it was decided that for the time being we will stick with Haulaway.

The current budget status was briefly discussed and so far this year spending seems to be on track.

Attention was then turned to various construction projects throughout the subdivision. The ARC agreed to follow up with the homeowners where needed.

- Lot 16 – Needs driveway pillars and appears to have done some exterior work on the home without consulting with the ARC
- Lot 15 – Very near completion
- Lot 8 – Appears to be complete except for driveway pillars. Also, appears to have put in a fence without consulting ARC
- Lot 6 – Appears to have begun some remodeling but has not consulted with the ARC
- Lot 13 – Cement truck appears to have damaged the road. Jerry will wait until construction is complete and will then have damaged asphalt replaced
- The ARC will also contact homeowners with lots under construction regarding mud being tracked on the road by construction crews. Construction crews will need to clean the road in that situation

The lack of progress on Lot 11 construction was discussed at length. It was ultimately determined that due to the failure to comply with the timeline for progress that was set forth at the last board meeting – namely failure to complete stone by May 31 – a fine of \$100 per day will be imposed beginning June 1, 2016. However, the fine will be forgiven if the exterior of the home is completed to the ARC's satisfaction on or before September 30, 2016 **AND** the home is completely finished by December 31, 2016. Exterior completion will include, at a minimum, completion of all stone, driveway, garage doors painted and exterior doors installed. In effect, the home must appear to be complete from the outside. The fine will begin on June 1st and will be in effect until the home is completed. The only way for the fine to be forgiven is to meet **BOTH** of the deadlines outlined above. Failure to meet either deadline will result in a continuation of the \$100 per day fine until the home is completed. It is not expected that there will need to be any further discussion on this matter since the deadlines will either be met or not and the outcome for either scenario has already been determined. The homeowners will need to work

closely with the ARC ahead of each of these deadlines to ensure that approval is being received and that there are no surprises.

Bryan Willis will contact the gate maintenance company to inquire about a backlight for the gate keypad.

George Wehner will investigate the electrical issue with the lights at the entry way.

Several volunteers are going to clear any debris near the edge of the road to facilitate mowing.
The meeting adjourned at roughly 8:30