

The Preserve at Deerfield Executive Board Meeting Minutes September 28, 2016

1. Repairs to sinking pavement above the culvert were discussed. We expect to receive on quote by the end of the first week of October and have another person scheduled to come out and look at it that same week. Apparently, Jerry Bisgard is also going to get a quote from someone he works with.
2. The ARC recommended approval of the construction application for Lot 21. Bryan Willis will send board approval letter to the ARC.
3. Snow plow contract should be received any day now.
4. The purchasers of a lot on the east side of the HOA entrance have inquired about the possibility of adding their lot to the HOA and having them access their lot from inside the gate. The board and ARC were generally open to the idea, but wanted more specifics before seriously considering adding that lot to the HOA. Bryan will contact the owners and ask them for more specifics and then report back to the board and HOA.
5. Discussed whether or not HOA should contract with someone to spray noxious weeds in the common area. Need to research whether or not HOA governing documents require this.
6. Definition of open fires was discussed. It was generally agreed that was contained in a fire chimney or a fire grate or a fire in a pit with a screen to arrest any sparks was not considered an open fire. A letter will be written to the HOA members clarifying the definition of "open" fires.
7. Lot by Lot review with ARC regarding construction activity
 - Lot 1 - No activity
 - Lot 2 - No activity
 - Lot 3 - New storage shed replacing an old chicken coop was viewed by the ARC and they recommended and received approval by the board indicating that the new structure complies with the ARC guidelines.
 - Lot 4 - No activity
 - Lot 5 - No activity
 - Lot 6 - Construction of patio and overhang have been reviewed and approved by the ARC. Also, there were discussions with the owner and ARC regarding new construction approval process given the grandfather status of existing home. The board strongly agrees with the ARC that while the existing structure is grandfathered with respect to the architectural design guidelines, any modifications or additions need to comply with the ARC guidelines.
 - Lot 7 - Will likely start construction early in 2017. ARC has not received an application for construction

Lot 8 - Construction started over 2 years ago and is still not complete. Also, fence has been constructed that does not comply with ARC guidelines. Driveway pillars have not been constructed. Board will write a letter to owners specifying areas of non-compliance and will include timeline for corrections.

Lot 9 - Construction underway

Lot 10 - ARC has not received an application for construction

Lot 11 - Board has provided completion deadlines. Construction has progressed. Exterior needs to be complete by 9/30 and entire home complete by 12/31 to have accrued fines forgiven.

Lot 12 - Construction underway

Lot 13 - No activity

Lot 14 - No Activity

Lot 15 - Construction completed, damage deposit returned 7/6/2016

Lot 16 - ARC has met with owners and reviewed plans for new detached garage. Garage is under construction. Driveway pillars need to be installed and owner has been informed. Board will write a letter seeking expected timeline for pillar installation.

Lot 17 - No activity

Lot 18 - Construction underway

Lot 19 - Has requested and been furnished the building application

Lot 20 - No Activity

Lot 21 - ARC has received and approved application. Board will write approval letter.

Lott 22 - ARC has not received an application for construction

Lot 23 - No activity

Lot 24 - No activity

Lot 25 - No activity

Lot 26 - No activity

8. The board will draft changes to HOA documents to reflect recent board and HOA membership votes regarding authorization of email notifications, etc.
9. Payment of annual dues has not been received by Lot 4 owners despite repeated requests. Board will review HOA requirements and take appropriate action.