

Meeting Minutes
The Preserve at Deerfield HOA
Feb 2, 2017

The following members were present:

Lot 1 Proxy Wanger
Lot 2 Bryan Willis
Lot 3 George Wehner
Lot 4
Lot 5 Dave and Robin Marvel
Lot 6 Darrah Smith
Lot 7 Kim Budnack
Lot 8 David Ziller
Lot 9 Doug and Deb Roning
Lot 10
Lot 11 Nikita and Marianna Utkin
Lot 12 Proxy Budnack
Lot 13 Proxy Budnack
Lot 14 Robert & Cathy Thomas
Lot 15 Hank John
Lot 16 Rich and Jackie Weimer
Lot 17 Deisha & Dean Jarvis
Lot 18
Lot 19
Lot 20 Proxy Budnack
Lot 21 Gary & Barb Ruby
Lot 22 James & Susan Neill
Lot 23 Terri & Richard Wanger
Lot 24 Proxy Budnack
Lot 25 Proxy Budnack
Lot 26 Dave Cochran & Kathy Sparks

The meeting opened at 7:00 with a discussion on 2016 actual expenses versus the 2016 Budget. Actual expenses were considerably lower than budget in large part because less was spent on the road crack sealing than has historically been spent. The consensus is that the crack sealing was well done even though it was less expensive than in previous years.

A request was made to let the membership know in advance the timing of road repair so that they can contact the company and get driveways done at the same time. It was also requested that the name of the asphalt repair company be shared with the HOA membership so that members can contact them directly for their own driveway work (Parker Grading and Asphalt).

Road damage from Lot 13 was discussed. Asphalt will need to be replaced once temperatures increase and after construction is complete. The ARC will work with the lot owner to make sure repairs are satisfactory to the HOA.

All payments for 2016 were received with the exception of lot 4. A \$100 fine was assessed for each of the 3 payments that were not made (Road fund, 2016 Special Assessment and 2016 HOA Dues). Additional fines will be assessed for a continuation of non-payment and for any future non-payment.

The dip in the road by the culvert after lot 1 was discussed. Temporary repairs have been made and we will watch for additional settlement in the road. The plan is to wait until most or all of the lot construction is complete before making permanent repairs unless the road continues to deteriorate in the interim.

It was suggested that we use LED bulbs for lights at entry way to see if electricity consumption is reduced.

The situation with trash collection was briefly discussed and it was agreed that moving the pickup day to Monday is a good thing.

Amending the covenants to allow chickens (no roosters) was discussed. No action was taken.

The potential addition of a new lot being added to the HOA was discussed. The Creers have purchased a lot near the entryway of The Preserve at Deerfield and are interested in becoming part of the HOA. There were no objections to gathering more information. The ARC had met previously and stated their opinion that the driveway should be past the driveway for Lot 1 and after the existing curb ends. There is currently a green gate on the property line which the ARC feels would very closely approximate the ideal location of the driveway.

Terri Wanger proposed a fire inspection walk through by the fire department or the forestry service. She will make contact with the appropriate agency.

The wire fence on Lot 8 was discussed and it was agreed that the wire fence will be replaced with a fence that is in compliance with the ARC guidelines this summer.

There was a discussion on the status of Lot 11. The Utkins indicated they will have the house completely done in less than 3 months. It was also made clear that fines have accumulated and continuing at \$100 per day until completion of the house. At the time of the meeting, the total fine is approximately \$20,000.

Clarification of the rules for fires in the subdivision was discussed. The board will find out what the rules are concerning open and contained fires in Douglas County and will issue a clarifying definition.

A request was made for volunteers for the 2017 board. George Wehner, Hank John, Richard Wanger, Rob Thomas and Bryan Willis volunteered. A vote was taken and counted by Cathy Thomas, Doug Roning and Terri Wanger. The 2017 Board will be Bryan Willis, George Wehner and Richard Wanger.

Cathy Thomas, Doug Roning and Hank John volunteered to be on the 2017 ARC and were appointed to that committee. The meeting was then adjourned.