

## The Preserve at Deerfield HOA

Minutes of Meeting February 1, 2018

The meeting was called to order at 6:45 PM

Lots in attendance: Lot 2, 3, 5, 7, 8, 9, 14, 16, 21, 22, 23, 26. By Proxy: lot 1, 6, 13, 18, 20, 24, 25

Review 2017 financials including actual expenses versus budget.

Reserve balance is about \$30,000 plus the road reserve of \$25,000.

Discuss proposed 2018 budget, the budget amount proposed is \$12,250.

Weed control will utilize some of 2017 budgeted amount, which was not spent.

Mr. Cochrun raised the issue of possible penalties and fees to be assessed for violations.

The 2018 budget was passed

2018 HOA annual dues will remain at \$450 per lot plus continuation of the road repair reserve of \$500 per lot.

It was brought up for discussion that there are currently 3 violation issues.

1. Lot 8, a violation of fence. This will be further addressed at a hearing scheduled for immediately follow the HOA/Board meeting.
2. Lot 10, a violation of construction of a sports court without approval. The ARC has met with the owners with no resolution. The biggest issues seem to be that the noise would interfere with adjacent lots enjoyment and privacy and also that the lights planned would be disruptive. Also the plan for a 10 foot high chain link fence would not comply with covenants or guidelines, the enforcement policy is in process with the complaint letter and the 2<sup>nd</sup> letter sent out. A hearing has been scheduled for February 9.
3. Lot 11, the continuing violation of covenants and guidelines pertaining to the completion of construction, which now has been more than 4 years. The complaint letters, and follow up letters have been sent and the enforcement policy is in process. A request has been sent to the HOA's lawyer asking for next step recommendations for collection. A brief discussion was held regarding possible modifications of the Covenants.

It was proposed that each member consider any possible changes for discussion at the next meeting.

Nomination of 2018 Board members:

Doug Roning and Dave Cochrun agreed to serve and Richard Wanger agreed to continue serving on the board.

Rob Thomas agreed to continue as the Treasurer.

All were unanimously elected,

Meeting was adjourned at 7:45