

The Preserve at Deerfield HOA Meeting

August 30th, 2022 – 7:00 PM

Meeting Minutes

Thirteen properties were represented in person or by proxy.

Board members Bryan Willis, George Wehner and Ben Zimmerman started the meeting with an overview of the agenda. The primary purposes of the meeting were to talk about the general state of the HOA, provide the board's plan for the litigation settlement money, go over the current expenses, and review the proposed budget for 2023.

Bryan asked Robert how much money is currently in the Road Fund. That amount is \$66,119. The board proposes applying the settlement money to the road fund and suspending the annual \$500 road fund assessment.

There followed a discussion about the various road repair options. These included chip sealing and overlay options. Most members agreed that the most recent repairs were ineffective.

George said he would research the various options and pricing and get back to the group.

Bryan then passed out the proposed 2023 budget. There was little discussion about the 2023 budget, but Robert pointed out that there have been no 2022 dues collected to date. This has resulted in the depletion of the general fund. As of the meeting date, the general fund has borrowed over \$2,000 from the road fund. Bryan proposed setting the 2022 dues at \$500 per property with a due date of 15 December 2022. The vote to approve both the 2022 and 2023 budgets will occur at the 18 October meeting.

Next, Cathy gave an overview of the ARC activities in 2022. See attached meeting agenda for details. The discussion turned to trees throughout the HOA. There are 9 trees on HOA common property which need to be removed because they are dead, or they have the Ips beetle. Bryan has been in contact with an organization that will cut down the trees and transport the usable wood to a needy family that will use the wood to heat their house. The HOA would be responsible for providing people and equipment to dispose of the associated slash.

It was also pointed out that there are a significant number of dead trees on private property which the owners are responsible for removing. The removal serves 2 purposes, it minimizes fire risk and slows down the Ips beetle infestation. Dean Jarvis said he can remove the trees. If interested, owners should contact Dean to negotiate prices and times.

Bryan then gave a very brief overview of the outstanding legal action. The principal money from the settlement is being mailed from our lawyer to the Treasurer. The remaining issues revolves around the interest.

Discussion then turned to the general state of various lots including trailers and vehicles improperly parked in yards as well as excessive amounts of debris. After several minutes of discussion about covenant enforcement, it was decided that any violations should be reported in writing (email) to the ARC.

The next board meeting was set for 18 October. Bryan talked about the general purpose of the next meeting. See the attached meeting agenda under "Business at next board meeting".

The only item that generated conversation was the proposal to "Eliminate covenants that are duplicative of county regulations or ordinances" under the Covenant Re-write. Bryan gave an example of the lengthy process the HOA must go through to initiate any action.

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A summary of the Dispute Resolution Policy process is

HOA mails the person a written notification of the exact violation that occurs.

"If the parties do not resolve the claim through negotiations within sixty (60) days after submission of the claim to the Respondent, the Claimant (HOA) shall have an additional sixty (60) days to submit the claim for mediation."

The HOA and the person must then agree on a mediator.

It then goes to mediation.

If mediation fails, the matter goes to court.

<https://www.tpadhoa.org/wp-content/uploads/2017/08/Final-Signed-Policies.pdf>

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Bryan stated that our lawyers have been informed by the courts, that bringing a matter before the court which is no longer occurring will almost always result in an immediate dismissal.

The meeting was then opened for general discussion. Dean Jarvis inquired about the trash service and specifically how many trash and recycle containers would be picked up. Robert said he would provide the contract details. (Contract details were mailed to members 31 August.)

Someone asked about the community dumpster that has been provided in the past. Robert stated that the new contract does not contain any provisions for dumpsters, but the HOA is supposed to get a discounted rate. Several members expressed interest in getting a dumpster. Robert said he would call Little Dumpsters and get a quote.

Jamie asked about well permit details. Robert stated that all of the information we have from Jerry is on our website. <https://www.tpadhoa.org/index.php/2018/04/07/well-permits-etc/>

Rich told everyone he knew a good water attorney.

The final item of the meeting was brought up by Rich. He proposed contracting with an HOA management company instead of having members serve on a board. Bryan and Robert both stated they believed we are required to have a board even if we have a management company.

The meeting ended at approximately 8:30pm.