

Meeting minutes

A meeting of the members of The Preserve at Deerfield HOA was held on 18 November 2025.

The following members were in attendance

George Wehner -- Board member
Ben Zimmerman -- Board member
Dean Jarvis -- Board member

Doug Roning
Robert & Cathy Thomas
Rich & Jackie Weimer
Lori Zimmerman
David Hansen
Gary and Barb Ruby
Glen & Shelley Pettet
Jerry Bisgard
Dave Cochrun

The Wangers were represented by George Wehner by proxy.

The meeting started precisely at 7pm.

George started the meeting with a review of major HOA events in 2025.

- The gate was damaged by a contractor working for one of the members.
 - The board was able to use the call box logs to determine the likely party.
 - The contractor admitted fault.
 - The contractor's insurance company paid for all of the repairs.
- No weed mitigation was performed in 2025. It will be done in the spring of 2026.
- All properties are in compliance with the driveway pillar requirements.
- No major road maintenance was required in 2025.
- There were multiple issues with the callbox in October
 - CenturyLink connectivity
 - Box to gate connectivity
 - Internal call box issues
 - All issues have been resolved
- The web page was cleaned up.
- The gate codes were cleaned up.

Cathy Thomas provided an ARC update

- All 2025 building construction is complete and all residences are occupied.
- Lot 19 driveway and pillars should be complete very soon.

George then moved on to new business.

- Noxious weeds in the open space will be mitigated in the spring of 2026
 - Residents are strongly encouraged to control the weeds on their property so they do not spread
- The stand for the call box needs to be reinforced so it does not wobble.
 - Rich Weimer pointed out that the lighting on the call box screen should be improved so names will be more visible
- George discussed putting a sign on the inside of the gate to prevent exiting vehicles from striking the gate.
- The grass seed that was placed around the Sandy Hollow Trail culvert construction did not germinate.
 - The board will arrange for blankets and seed to be spread around the area so the grass will grow and prevent erosion
- The roadway will need routine crack sealing in 2026. There was a short discussion regarding the need to do routine maintenance to prevent more expensive maintenance in the future.

George reviewed the current expenses and the 2026 budget (see attached).

- 2026 Annual dues will be \$975 if received before 1 March 2026
- Dues received after 1 March 2026 will be \$1,075 and subject to the following quarterly payments
 - \$268.75 due on or before 15 March 2026
 - \$268.75 due on or before 15 June 2026
 - \$268.75 due on or before 15 September 2026
 - \$268.75 due on or before 15 December 2026
- There were no objections.

There was a brief discussion of the horse rider who has been seen on the HOA property.

- It was determined that they are likely not a member of the HOA.
- The board will make an effort to determine who they are and notify them that they should not be riding on HOA property.

A call was made for volunteers to be on the 2026 board.

- Robert Thomas volunteered to replace any member who wanted to step down.
- There were no other volunteers.
- Robert will replace Ben Zimmerman on the board.
- There were no objections.
- The votes were cast for or against the slate of George Wehner, Dean Jarvis, and Robert Thomas.
- The slate was approved.

Because Cathy Thomas can not be on the ARC while Robert is on the board, she stepped down and Lori Zimmerman volunteered to take her place.

2026 ARC members are Gary Ruby, Rich Weimer, and Lori Zimmerman

There was a very brief discussion regarding the trash service. No one voiced any concerns. Several members stated they were happy with the service.

George strongly encouraged everyone to challenge property assessments.

The meeting ended at 7:28pm.