

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, October 24th, 2018

George Boyer, President, called the meeting to order at 7:03 P.M.

Established a quorum: Board Members present were George Boyer, Jeff Holiman, Phil Poston, Rob Cooper, and Carolyn Gilbert. A quorum was established. Carolyn motioned to approve the minutes of the prior Board meeting. Phil seconded, and the motion was unanimously approved.

Financial Report by the President: George gave a financial report and update through the end of September 2018. The Association has a total of \$461,745.23 in the operating and reserve accounts. There was only \$9,161.50 in accounts receivables association fees at the end of September. Current year-to-date earnings are \$410.22. Total expenses through the end of September were \$448,108.92 versus the budgeted amount of \$446,724.00. The Association is again strong financially.

Old Business: Landscaping Update – George reported on a serious irrigation wiring problem affecting 127 homes in the community. Current underground wiring is failing at 68 valves that service 127 homes. It needs to be replaced with new 14 gauge wire as specified by Hunter Irrigation Supplies and needs to pass under the driveways of 121 homes. Wires must also be replaced under the roadways of three streets where it currently goes. A proposal for this project has been received from Estate Landscaping. We are waiting on an additional proposal from R & R Sprinklers.

New Business: (a) 2019 Draft Budget – The 2019 draft budget calls for quarterly maintenance fees of \$804 per home with cable and security monitoring up from \$785 in 2018, and \$576 per home without cable TV and security monitoring up from \$566 in 2018. Rob motioned to approve the proposed 2019 operating budget. Jeff seconded, and the motion was unanimously approved. (b) December 5th Final Budget Approval Meeting (i) Homeowner Info Mailing Documents (ii) 2019 Board Election Process – correspondence in the same formats as used in prior years will be mailed to all homeowners by Schoo Management so as to comply with statutory requirements. (c) Rules & Regulations Proposed Changes – After discussion, Rob motioned to approve a modified version of the proposed Rules & Regulations to be mailed out to all homeowners. Jeff seconded, and the motion was unanimously approved.

Community Input: Questions from homeowners about installation of a fence around a pool, and a question about the ADT monitoring.

With no further business to discuss, Rob made a motion to adjourn and Carolyn seconded the motion. The meeting adjourned at 8:32 PM.

Respectfully submitted,

Bob Gelles
Community Association Manager