

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, December 5th, 2018

George Boyer, President, called the meeting to order at 7:14 P.M.

Established a quorum: Board Members present were George Boyer, Jeff Holiman, Phil Poston, Rob Cooper, and Carolyn Gilbert. A quorum was established. 17 homeowners were also in attendance. Phil motioned to approve the minutes of the prior Board meeting. Carolyn seconded, and the motion was unanimously approved.

Financial Report by the President: George gave a financial report and update through the end of October 2018. The Association ended the first 10 months of the year under budget by \$2,394.22.

Unfinished Business: (a) approval of 2019 HOA budget and assessments – After discussion and review of the proposed 2019 operating budget, Rob motioned to approve the budget as presented. Carolyn seconded, and the motion was unanimously approved. The 2019 quarterly fee will be \$804.00 per home with cable TV and security monitoring, and \$576.00 per home without cable TV and security monitoring. (b) Approval of changes to the Deer Lake HOA Rules & regulations – George reviewed the proposed changes to the Association's Rules & Regulations. After discussion, Jeff motioned to approve the changes with consideration of changes to the hedges wording in the future. Rob seconded, and the motion was unanimously approved (c) other old business – George gave an update on the turf and plantings and sod replacement discussion. After presentation and discussion, Jeff motioned to accrue the amount of \$20,000 to the December 2018 financials for additional plant and sod replacement expense which will be delayed until early 2019. Rob seconded, and the motion was unanimously approved. Regarding replacing existing damaged irrigation system wiring, George presented a proposal from R & R Sprinkler & Landscape as an update on a possible future fix in 2019.

New Business: (a) time allotted for candidates for Board seat election – Jeff announced that he will not be serving on the Board in 2019 and that someone else in the community needs to step up and take his place. After Jeff Holiman declined to be on the Board for another term, homeowner Karen Martin volunteered to put her name on the ballot for the open seat. The Board thanked her and confirmed that her name will be placed on the ballot along with Carolyn Gilbert for the two open Board seats. (b) Establish annual meeting date as January 30th, 2019 – Rob motioned to approve the date and time for the meeting. Phil seconded, and the motion was unanimously approved. School Management will mail out to all members the package for the annual meeting.

Community Input: None.

With no further business to discuss, Rob made a motion to adjourn and Carolyn seconded the motion. The meeting adjourned at 8:45 PM.

Respectfully submitted,

Bob Gelles
Community Association Manager