

**DEER LAKE HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**October 21, 2020**

**Call to Order:** George Boyer called the meeting to order at 7:07 p.m.  
**With the COVID-19 still going on, George stated the Budget and Annual meeting will via internet.**

**Establish a Quorum:** Present were George Boyer, Rob Cooper, Bradley Messina, Charley Kelly and Karen Martin. Also present were Pat Schoo, the Community Association Manager from School Management and her assistant Lori Jacobson. Also present were 2 other homeowners.

**Approval of the Minutes:** George Boyer motioned to waive the reading of and approve the June 24, 2020 BOD's meeting minutes as written and Bradley Messina 2<sup>nd</sup> the motion. Minutes were approved.  
**Motion passed (5-0).**

**Financial Report:** George gave the report showing that the Deer Lake HOA is, operating under budget. With the most recent September Year-to-Date financial statement the Association Income exceeded Expenses by \$8,198. By end of this year, Deer Lake HOA is projected to beat budget with a net income surplus of up about \$8,000. The current Reserves now stand at \$285,535 which is up 5% from the prior year. George highlighted some of the 2021 Deer Lake Draft Budget that the increase in Base Assessments of the approved Draft Budget is less than 1% for next year and increasing only \$4 per quarter. George motioned to approve the 2021 Draft Budget and proposed Assessments. Karen Martin Seconded the Motion. Motion was approved 5-0.

New Business:

1. Dehart Security Contract Update: George discussed the termination of the Deer Lake HOA Bulk Association contract with Dehart effective last day on October 11, 2020. George stated that 10 homeowners elected to be part of the Deer Lake HOA Security Monitoring contract with ADT Security effective October 11, 2020. ADT notified our Association that they have updated their records and added these ten homes to the current Deer Lake HOA Agreement. 28 homeowners elected to not join the ADT Security Association Agreement. These will receive a refund in November from the Deer Lake HOA for the unused part of their 4<sup>th</sup> quarter assessments that will not be used by the Association for services paid to either Dehart Security Services or ADT Security. Dehart has stated to our Association that homeowners own the security equipment within the homes with the exception of part of the control panel that dials the Dehart phone number when the Alarm is tripped. If contacted by Dehart, homeowners should allow Dehart to have access to remove the "communicator" part at Dehart's expense if Dehart makes a request to remove the part. Next year the Association Board will need to address in a similar manner with the homeowners included under the Association ADT Bulk security monitoring contract which will automatically renew unless the Board sends a written notice to cancel the current contract a minimum of 90 days prior to the expiration of the existing ADT contract term that expires on April 18, 2022.

2. Board Member Election: George reported an Election will be held at the Annual Homeowners meeting scheduled Wednesday, January 27<sup>th</sup>, 2021 to fill two expiring positions (George Boyer and Rob Cooper). George Boyer and Rob Cooper both agreed to be put on the ballot to run again. George wants to encourage other homeowners to step up and join the Board and by informing them of the open positions in the mail out. George Boyer made a motion to approve the distribution of the Board Member election process for 2021. Karen Martin Seconded the Motion. The Motion was approved (5-0).
  
3. 2021 Budget Board Meeting: George discussed the proposed 8 page letter to homeowners announcing the December 2, 2020 Board Meeting to approve the Association Budget for 2021. The letter will include both Associations Deer Lake and Deer Lake Master. George motioned to approve the letter for the Budget meeting. Karen Martin Seconded the Motion. Motion was approved 5-0.

**Community Input:** Joe Mastrangelo liked the flow of the meeting. He was glad the rule governing member participation was followed. Els Bunkens echoed Joe's comment.

**Adjournment:** With no further business to discuss, George Boyer made a motion to adjourn the meeting and Rob Cooper seconded the motion. The meeting adjourned at 7:29 p.m.

Respectfully submitted,  
Lori Jacobson,  
Assistant to

*Pat Schoo*, CAM

Community Association Manager