

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 1, 2021

1. **Call to Order: George Boyer called the meeting to order at 7:05 P.M.** The meeting was posted on the clubhouse board; signs were placed at the community and included in the newsletter. In addition, all homeowners received a copy of the meeting notice and draft budget by mail. Present were George Boyer, Bradley Messina, Bill Snodgrass and Karen Martin. Charlie Kelly was absent. Also present were Pat Schoo, the Community Association Manager from Schoo Management.

2. **Approval of the Minutes:**
George Boyer went over the highlighted items that were approved at the last board meeting in September (Rob Cooper's position on the board was filled by Bill Snodgrass; A Special Assessment was paid by DL HOA to the DL Master for the work on the Preserve mandated by the County; Multiple quotes were obtained for the painting of the community front wall and gate house and "Rudy's Painting" was selected; The "Draft 2022 HOA Budget was presented to and approved by the Board. Final Board approval of the 2022 HOA Budget was determined to take place at today's meeting;) Pat Schoo made the correction to the prior minutes that the Board approved the "draft" of the budget for approval. George Boyer then motioned to approve the September 22, 2021 BOD's meeting minutes as presented. Bill Snodgrass motioned to approve the minutes with correction and Karen Martin 2nd it. Minutes are approved. **Motion passed (4-0).**

3. **Report by President:**
Schoo Association Mgmt Portal: George informed all about the new portal that can be used by all owners. They can use it as their own payment account. They will be able to sign in and get forms and their account information. A password has to be set up by each owner so they have their own secure account. If needed, owners can get with Schoo to set up their account, if they have trouble doing so.
Holiday Party: In two weeks (Sunday, December 12) there will be a holiday party. There will be a sign-up for it and there will be tables and chairs set up. Hopefully there will also be a visit from Santa Claus.

4. **Old Business:**
Financial report: There is a deficit on the financial of \$18,429 largely due to additional expenses that were not budgeted for including higher insurance and landscape plantings. This year it was determined that the plantings in front of the community entrance wall needed to be replaced causing an extra expense of about \$18,000.
2022 HOA Budget for the Association: George discussed various line items on the proposed draft 2022 budget and compared them to the current expenses for the 2021 year. George went over several items on the budget that will be increasing at a rate higher than inflation for 2022 including insurance, grounds maintenance, and preserve management costs. George called for a motion to approve the 2022 Deer Lake HOA Budget. Bill Snodgrass motioned to approve the 2022 Budget draft, and Bradley Messina 2nd it. **The 2022 Deer Lake HOA Budget was approved 4-0.**

5. New Business:

Candidates for the two open Board of Director seats. Charlie Kelly's position expires in January 2022. He has submitted his intent to be placed on the Ballot. Karen Martin's position is also expiring January 2022. She also has submitted intent run again for the open Board seat.

Annual Meeting: George went over the format and details of the letter and documents to be mailed regarding the upcoming Homeowners Annual meeting to be held January 26. The mailing will include a proxy that can be used by homeowners to participate in the meeting when they are unable to attend in person. The proxy will help the Association attendance and allow us to reach the required quorum to allow us to hold the meeting as stated in our governing documents.

Community Input: There was a question regarding some contracts held by the Association. George explained the different "Rust treatments" that have been contracted for. There was a comment on some drivers not stopping at the stop sign. It was noted that the speed limit had been reduced, and stop signs were added. Owners were asked to report to Schoo when they know who is violating the speed and stop signs. If noted, letters for the violations will be sent to the owner. One owner voiced her disapproval of installing speed bumps. George informed everyone that speed bumps cannot be installed without a full vote by the community homeowners in favor of approval. New street signs have been installed informing drivers entering the community that there is a blind person in the community. An Owner also informed the Board that there were swimmers in the clubhouse pool after hours. Homeowners have to report this so it can be addressed with the people doing this.

Adjournment: With no further business to discuss, Karen Martin made a motion to adjourn the meeting and Bradley Messina 2nd the motion. The meeting adjourned at 8:14 P.M.

Respectfully submitted,

Pat Schoo, CAM

Community Association Manager