

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

**April 20, 2022**

*Unapproved minutes*

1. **Call to Order and Quorum of the Board Established:** George Boyer called the meeting to order at 7:06 p.m. The meeting notice, including the agenda and proposed rules were mailed to each homeowner on March 31, 2022. The meeting notice was posted on the clubhouse meeting notice board; signs were placed at the community and also included in the April newsletter. Present were George Boyer, Bradley Messina, Bill Snodgrass, Karen Martin, and Charley Kelly. Also present were Pat Schoo, CAM, and Joann Van Tine, Schoo Association Management.
2. **Approval of the Minutes:**  
Karen Martin motioned to approve the January 26, 2022, BOD meeting minutes as presented. Charley Kelly seconded the motion. **Motion passed (5-0).**
3. **Report by the President:**  
George discussed the background issues related to the Rules and Regulations landscape modification (consistency in appearance and safety issues). He also discussed the expiration of the Xfinity cable service contract on May 1, 2024, and informed those present that the Board will be getting proposals from five different service providers. The goal is to reduce costs to residents while providing quality service and may include optional service packages for residents to choose from based on their individual household needs.
4. **New Business:**  
Consideration and Board vote to adopt modification of Rules and Regulations (Rule 7), Modification of ARB Guideline for Landscaping, and New Rules governing ARB Paint Color Selection (see attached Exhibit "A"). Board discussion regarding a fourth color being used for front doors, which can be chosen from the newly approved Paint Color Selection. George suggested that if any resident has a color not on the new color chart that they would like to use for their front door they can show their color choice to Charley Kelly for his consideration and approval/denial. Bradley Messina motioned to accept the modifications and Bill Snodgrass seconded the motion. **Motion passed 5-0.**

**Community Input:** There was a question about the maximum length of time storm shutters can be left in place on homes. George replied "12 months" and that the shutters should match the color of the house or the color of the screen enclosure, as appropriate. There was a comment about dwellings without plantings along the sides of the houses looking unsightly and the possibility of requiring all homes to have plantings on all sides of the house. George advised that is not practical given that many homeowners are seasonal and/or not interested in gardening, and that individuals should not have to be required to do that. Bill Snodgrass requested clarification regarding "eyesores" in people's yards and all present were advised to contact Pat at Schoo Association Management for any concern they may have and she will investigate and take appropriate action. The subject of roof cleaning was brought up as it relates to residents who are

going to be having their roofs replaced soon not being required to have their existing roofs cleaned. That was deemed acceptable.

**Adjournment: With no further business to discuss, Charley Kelly made a motion to adjourn the meeting and Karen Martin seconded the motion. The meeting adjourned at 7:57 p.m.**

Respectfully submitted,

*Pat Schoo*, CAM

Schoo Association Management

Draft

## Exhibit "A"

### DEER LAKE HOMEOWNERS ASSOCIATION, INC.

Rule 7 modified as follows:

7. The landscaping on Lots as initially installed by the builder, including, without limitation, trees, shrubs, lawns, flower beds and the irrigations system for each Lot, will be maintained by the Association EXCEPT that each Owner is responsible for the maintenance of any of the foregoing located within any courtyard, within or behind any fence, any new or additional landscaping installed by the Owner or Occupant (or prior Owners or Occupants) of the Lot and any damage of any of the foregoing (including repair or replacement costs) caused by the Owner or Occupant or their Guests. No Owner or Occupant shall install, cut down, destroy or remove any landscaping on its Lot without prior written approval of the Architectural Review Board (ARB). **Plantings of any new shrubs and trees by Homeowner must be located within existing established garden beds unless specifically approved by the ARB. New plantings of trees or plants by the Homeowner that grow fruit or vegetables are not permitted nor will be approved by the ARB.**

ARB Guidelines Rule modified as follows:

o **New plantings of Trees and** Plants that are not size-appropriate, like Bismark palms, or storm-resistant, like Norfolk Island Pines, **or expensive to maintain such as coconut palms will** may not be approved for installation by homeowners. **This ARB Guideline rule does not pertain to existing plantings of the foregoing either as originally installed by the builder of the home or as previously approved by the ARB. New plantings of trees or plants by the Homeowner that grow fruit or vegetables are not permitted nor will be approved.**

New Rules and Regulations Governing House Paint Colors:

## ARB Guidelines for Casa del Lago House Paint Colors and Scheme Selections

NOTE: Homeowners must choose one of these ARB Approved Paint Color Schemes from the following schemes when repainting their home exterior and submit an ARB Application and receive ARB written approval PRIOR TO re-painting the house.

EXCEPTIONS: No ARB approval is required if repairing or touching up existing section of exterior paint with identical color. No ARB approval is required if homeowner chooses to paint their front door a different personal choice color that can be found in the ARB color selection document.

*Steps to take before repainting the exterior of the house:*

1. Review the list of ARB Color Schemes and select one. Actual color card samples can be viewed at the clubhouse or online at <https://www.sherwin-williams.com/visualizer/> or visit a local Sherwin Williams store.
2. Each color scheme includes three colors that are used for painting the Body, the Trim, and the Door/Facia. It is required that you use all three colors found in the scheme you've selected as below.
3. Fill out the ARB application form, noting the color scheme desired along with all information requested on the form. Deliver your completed form to either School Association Management or the ARB Chairman of the HOA and wait to get written approval before you begin.
4. Do not select the same color scheme that matches the property next to your house.

Color Scheme	DOOR/FACIA	TRIM	BODY
1	CASA BLANCA 7571	POTTERY URN 7715	OYSTER BAY 6206
2	KOI POND 7727	DRIFT OF MIST 9166	MORRIS ROOM GREY 0037
3	SMOKEY BLUE 7604	DOVER WHITE 6385	STAR DEW 9138
4	DARK CLOVE 9183	STONEBRIAR 7693	NAVAJO WHITE 6126
5	POLISHED MAHOGANY 2838	BURLAP 6137	ECRU 6135
6	SHERATON SAGE 0014	GRECIAN IVORY 7541	SVELTE SAGE 6164
7	NUTHATCH 6088	MODEST WHITE 6084	TRUSTY TAN 6087
8	LEATHERBOUND 6118	BISCUIT 6112	TOWNHALL TAN 6114
9	COCONUT HUSK 6111	INTERACTIVE CREAM 6113	TOTALLY TAN 6115
10	COCONUT HUSK 6111	TRUSTY TAN 6087	DOVER WHITE 6385
11	LEATHER BOUND 6118	DOVER WHITE 6385	LATTE 6108
12	HOPSACK 6109	CASA BLANCA 7571	BAGEL 6114
13	RENWICK OLIVE 2815	NAVAJO WHITE 6126	COMPATIBLE CREAM 6387
14	MORRIS ROOM GREY 0037	DOVER WHITE 6385	GOSSAMER VEIL 9165
15	MANOR HOUSE 7505	MEADOW TRAIL 7737	NATUREL 7542
16	ARTICHOKE 6179	LIVEABLE GREEN 6176	SOFTENED GREEN 6177
17	BAGUETTE 6123	ANTIQUÉ WHITE 6119	WHOLE WHEAT 6121
18	JUTE BROWN 6096	RELIABLE WHITE 6091	LIGHTWEIGHT BEIGE 6092

**Note:** Body color is the recommended dominant primary wall paint. Trim color is recommended to outline the windows and doors. Trim and Body color may be reversed if desired. Garage doors may match Body color or Trim color. Facia color is the darkest shade and is used for the molding closest to the roof.