

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING

April 5, 2023

Call to Order: George Boyer called the meeting to order at 7:00 P.M.

Meeting notice was posted and mailed to all homeowners as required.

Establish a Quorum: Present were: George Boyer, Bill Snodgrass, Steve Kowalski, Karen Martin and Greg Eaton. Also present was Pat Schoo, the Community Association Manager, and with Schoo Association Management.

Minutes Approved: George Boyer presented the minutes of the Board's Organizational meeting and the draft is posted on the web site. George called for a motion to waive the reading and approve the draft as presented. Bill Snodgrass 2nd it and motion carried 5-0.

The minutes of 2/21/23 meeting that took place with the Insurance Agent to renew the policies for Deer Lake was approved with motion made by George Boyer and 2nd by Greg Eaton, 5-0. The last set of minutes for the meeting on 3/23/23, held by three Board members with the roofing company, was approved by motion by George Boyer and 2nd by Steve Kowalski. 5-0.

President's Report:

- a. **Comcast:** George reminded everyone that the Comcast contract with Deer Lake was starting on May 1, 2023. Letters are being sent out to all owners. George recommended that going to the actual Xfinity store would be better than calling or e-mailing them. The people at the store have been more helpful for getting the connections set up and equipment received.
- b. **Web site:** George informed all that the web site "My Casa Del Lago" would be ending soon. Since all the material and information for Deer Lake can be put on the Schoo Portal for Deer Lake, it isn't cost effective to keep up the web site any longer.

New Business:

ARB will have a new chairperson to head the committee. Ella Collum has been considered for the new chairperson for the ARB. Ella has had several positions that support her qualifications in this capacity such as working for the Planning Commission. George called for a motion to approve her appointment for the ARB chair and Karen Martin 2nd it. Appointment approved 5-0. George will be putting the ARB list on the Portal sorted by address and year.

In that line: Greg Eaton suggested putting all contract bids on the Portal as well.

Insurance reimbursement: George informed all that approximately \$94,000 insurance money was received as a result of our roof replacement claim. 98% of this insurance money will be used to pay for a new roof for the clubhouse.. He is hoping the contracted Public Adjuster will help in getting more money for other repairs needed.

The TIKI hut has a new roof once again at a cost of \$2,400.

Solar Panels: Other repairs needed are the Solar Panels that were on the roof to heat the pool. The old panels cannot be put back up so new panels are needed. One quote received is for \$14,505. After discussion, a Motion was made by George Boyer to go with Advanced Solar for the new panels not to exceed \$15,000 unless 2nd bid from other company is comparable and less cost. Bill Snodgrass 2nd the motion and motioned passed, 5-0.

Roof Replacement: George reported that the Attorney had re-defined the legal part of the Elias Bros contract for the roof and it is waiting for Elias to approve and agree to the final amendments/addendums. George Boyer motioned to replace the roof at a cost of \$102,000 with Elias Bros pending the full legal review w/ Felt addendum. Karen Martin 2nd the motion and it passed 5-0.

Annual Audit: George let everyone know that he was informed by Andrew (Schoo accounting) that they are looking at 6 weeks for the draft for the Board to review. The audit cost is approx. \$5,500.

Reserve Study: The last Reserve study for Deer Lake was done in 2012. That study started at a balance of \$160,000 and suggested a ten year expense of \$581,000. George calculated with material for Deer Lake that an expense over the 10 years totaled an actual of \$331,000. George Boyer motioned to not have a Reserve study done next year. Bill Snodgrass 2nd it and motion passed 5-0. Greg Eaton suggested getting paving bids to see what will be needed going forward.

Speed Bump Survey proposal: George suggested a survey be considered before investigating getting all the information necessary for speed bump additions to the community. If the majority of owners are in favor of them, the Board will entertain all the information necessary. There was a discussion on the Pros and Cons of the SB's. There will be a survey sent out to all owners and the Board will take up the results at the next meeting.

Storm Cleanup: The Board will meet and get some quotes for the clean up process for any future major storms. There will also be a request for getting Landscaping quotes for the community as well.

Community Input: A homeowner questioned if Comcast offers "land lines" phone service. Yes they do but the homeowner will need to pay for any extra service such as phone serviced..

An owner asked about the "Rust control" used and George told her that some of it has to be washed off the houses as well, because our rust control is not 100% perfect..

Question regarding how the survey will be sent. Pat Schoo informed all that it can be e-mailed out and it was decided that there will be a box and blanks in the clubhouse as well.

One owner asked if any company doing landscaping could be told to "blow" the debris away from the house.

Adjournment: With no further business to discuss, Bill Snodgrass motioned to adjourn the meeting and Greg Eaton seconded it. **Motion passed 5-0.** The meeting adjourned at 9:10 P.M.

Respectfully submitted,

Pat Schoo, CAM
Schoo Association Management