

DEERPARK GARDENS HOA ANNUAL MEETING HELD JUNE 13, 2019

- 1) QURUM NEEDED 7 PROPERTY OWNERS PRESENT TO HAVE MEETING – 21 PROPERTIES REPRESENTED BY 11 OWNERS IN ATTENDANCE.
- 2) REVIEW AND ACCEPTANCE AND MOTIONS TO APPROVE OF 2018 FINANCES – PASSED
- 3) BOARD MEMBERS IN ATTENDANCE – HARRY MARCUS (PRES.), ERNEST BERRY (VICE PRES.), JAMES ROWE (SECRETARY), DEBBIE LAVOIE (ACTING TREASURER FOR JUANARIA MARCUS)
- 4) LEGAL REPRESENTATIVE – JAY HARR (ABSENT due to family responsibility)
- 5) 1ST TOPIC OF DISCUSSION –
 - a) Homeowners in arrears total 9. Total outstanding \$6,180 (penalties, interest not included)
 - b) Homeowners 3 years in arrears being forwarded for legal recourse.
 - c) Effective 2020 dues in arrear 2 years or more will be forwarded for legal recourse.
 - d) Any Homeowner in arrears at time of HOA Annual Meeting forfeits their right to vote as stated in the Bi-Laws, and Covenants.
 - e) No cash, checks, or money orders will be accepted or delivered to any Board Member. Payment must be made out to **Deerpark Gardens HOA** and **mailed**.
- 6) 2ND TOPIC OF DISCUSSION –
 - a) **New website** - www.hoadeerpark.com
 - b) **New email address – hoaofdeerpark@gmail.com (PLEASE NOTE: ALL CORRESPONDENCE WITH DEERPARK GARDENS HOA IS TO BE BY EMAIL – ONLY! UNDER NO CIRCUMSTANCE IS ANY BOARD MEMBERS TO BE APPROACHED TO VOICE CONCERNS OR COMPLAINTS. PLEASE NOTE IF THIS IS VIOLATED WE WILL CONSIDER IT “HARRASMENT AND INVASION OF PRIVACY”. WE ARE A GROUP OF HOMEOWNERS WHO HAVE VOLUNTEERED TO HELP PROTECT YOUR INVESTMENT IN THIS COMMUNITY. IF THERE IS AN EMERGENCY PLEASE DIAL 911. (OUR GOAL IS TO RESPOND BACK TO YOUR EMAIL WITHIN 48 HOURS)**
- 7) 3RD TOPIC OF DISCUSSION –

It is your responsibility to have unauthorized vehicles removed that have parked in your parking spaces. Deerpark Gardens HOA has no authority or responsibility to enforce who is parked in your spaces.

- 8) 4TH TOPIC OF DISCUSSION –
 - a) Architectural Design committee/Board to review By-Laws and Covenants to determine remedies i.e. Legal recourse, notices, penalties, etc. for concerns voiced with regard to roofs in need of repair, gutters and downspout upkeep, trailers, vehicles not tagged, trash, homeowner/tenants leaving appliances outside of unit, commercial vehicles parked overnight, uniform painting of units. This is not limited to just these items but anything that distracts or negatively impact property values and or/appearances. ***We will be consulting legal advice as to what can and cannot be enforced and to what degree. Once those have***

been determined and verified we will post to our website for our Homeowners review. There is language within the covenants that support these concerns with regard to impacting appearance and property values.

- b) We are suggesting that those Owners who rent their units incorporate the By-Laws into your lease agreements. Many of the violations with regard to upkeep, vehicles, outside trash, items left outside tenants are stating that they were not aware. We will be sending warning to the Owners not the tenants, with regard to these violations and the supportive covenant AND/OR By-law that are in violation to you the Owner.
- 9) 5th TOPIC OF DISCUSSION –
- a) Current financial standing upon request will be emailed to you; however a phone number will also be required to insure that you are the party requesting the financial statement.
 - b) Current HOA dues are \$405/year. **EFFECTIVE JANUARY 01, 2020 YEARLY DUES WILL BE ADJUSTED TO \$425.25/YEAR.** This is a 5% increase as no increases have been made for approximately 15 years +/-.
 - c) Sealcoating and striping of parking lots are in the works with estimate of \$12,000-\$13,000. It was also recommended to have the Garden Drive included since it is a private road. This estimate is approximately \$3,000.00. Additionally, up to 3 speed bumps have been discussed but at present a decision has not been made whether 1, 2, 3, or none will be installed.
 - d) Black vinyl chain link fencing will be installed to replace fence brought down by storm. Asheton Glenn HOA will be meeting the cost 50/50 with Deerpark Gardens HOA. The total cost is \$8,500.00 being split between both HOA associations.