

Deer Creek HOA
Board Meeting Minutes
6-27-2024

President Westergard called the meeting to order at 6pm.

Members present were: Westergard, Bourne, Brabec, Boulay, Forrest. Also in attendance was Manager PJ Morgan McQuillian

Minutes of 4-23-2024 previously sent out were discussed and a motion m/s to approve and the motion passed.

ARC report that that committee sent out to board members was reviewed by the board.

There was no welcoming committee report but Marlene asked that any new residents to be sent to her.

Treasurers report was discussed by the board. There was a discussion on liens, when filed, costs borne by, as well how often they need to be updated. Miranda was helpful and informed the board they need to be updated every 3 years, that the costs except for the cost of the initial filing. Is borne by the delinquent homeowner. After discussion board agreed that anyone 2 years delinquent on dues be automatically have a lien placed on their property, with appropriate fees and interest charged.

In response to a question Mark talked about the round about on 126th street, the issues there as well that he is talking to the SID for any possible changes that could be made to help alleviate the trucks issues of destruction. He will report more as SID considers issue.

Miranda gave Manager's report with little issues. She discussed that if anyone has notice a sold home to please get her the address.

Mark gave update on the ongoing previously approved projects in the area: SID sidewalks should at least start in next 30 days, the creek in the 126th park has been completed and Sun Valley did an outstanding job. There will be an extra charge for torn linings of about \$3000 for the additional work.

The board previously approved by electronic vote to add 122nd St Circle to Gnome list of work as well as the repair of the Mailbox destroyed at Reed and Approx 127th St. Insurance will reimburse and Mark is in contact with the insurance company.

There was a motion m/x to also add the round about and three small islands to Gnome list of work in the yearly amount of \$1410. While our HOA has some coverage there most of the area is in other HOA areas. Discussed the mowing south (on east side) of 122 st and how that is most

certainly not in our area. Mark indicated that he will reach out to the owner of that areas to see if we can get it better maintained.

There was a discussion on neighbor complaints of various issues and how best to handle them. It was decided that if a board member is approached with issue that they write a draft of the complaint issue, pass it to President and he will have PJ Morgan formulate the response and send to the homeowner.

The story of the damage to the mail box and the missing steel boxes was explained to the board.

Being no further business, the meeting adjourned at 7pm