

Deer Creek HOA Board Meeting
January 28, 2025

Pres Westergard called meeting to order at 6pm. Meeting held at the Players Club.

Members present were, Westergard, Bourne (by phone), Boulay, Salonen, Chapeau
PJ Morgan was represented by Rachelle Plambeck.

Minutes of the Sept 26, 2024 were previously sent out and approved. The annual meeting minutes will be approved at the next annual meeting.

The ARC report which was previously sent out by the chair was discussed by the board. Under the ARC report Rachelle informed the board that they have been auditing all their HOA's and it appears that ours does not provide for fining residents and in that the courts have ruled that fines could not be collected. Apparently we do have the power to force residents to comply with the covenants but not by fines. There was discussion by the board on this issue and some follow up discussion will be needed, with possible review by legal counsel.

Treasurer report was made by Boulay. Joan did a comparison between the previous years and handed out copies to board. A Motion was M&S to file liens on property when they have not paid the annual dues two years in a row. Discussion on issue and the motion passed. There was also a question on the annual budget as some lenders are looking for it for borrowers. Joan and Mark will review and get to PJ Morgan ASAP.

Board is still working on date the interest on unpaid dues should begin. Rachelle also stated that they are reviewing if interest has been charged fairly as apparently our covenants give a 60 grace period. We will need to check on that as some residents could have been charged unnecessarily. Also the interest for Coenen needs to be dropped.

Welcome committee stated that 6 baskets had been sent out. There was discussion on how to notify committee and it was suggested that notification be sent to President as well from PJ Morgan on any new residents for follow up.

Under new business Mark went over the purchase of the 35' of the center of the lot at 12736 Read st. He stated what had been done with the Strakos and Smiths. There was board discussion on this issue. It was asked if Strakos were in a hurry to move path and apparently they are not. The property would have to be split legally with Register of Deeds and proper authority. Motion was M&S to pay Jon Strako \$25,000.00 in 2025 (PJ Morgan stated check could not be made until Feb) and a second payment for \$15,000. by Feb of 2026. Motion passed.

Motion M&S to approved PJ Morgan to have our tax filings done for 2024. Motion passed.

There was discussion of tree planting program for 2025 and a motion was M&S to have Pres ask for bid to remove 1(1/2 dead tree) tree on 126st island including stump, along with 3 (?) stumps where pine trees had been previously cut down on north side of 126 st roundabout including the dead tree plant last year in the park that was storm damaged. Also need to see if we can get a deal from same nursery that did park plantings and replace all trees above. Motion passed

There was a lot of discussion on the new proposed PJ Morgan management agreement. Mark went over proposed change by proposed change and board weighed in on what they thought was good and bad. Apparently we can use our own vendors, but board had no issues with all our accounts at Premier Bank. Discussion on need for a CD or a money market and apparently no issue with a money market acct.

Motion was M&S to have the President negotiate a new agreement. Motion passed.

Mark told PJ Morgan that they would need to lock in for meetings in 2025 the following: 4/15..7/15..10/21 and the annual meeting approx 11/13.

Being no further business the meeting adjourned at 6:35pm

To Do List

Review fine issue...is it in our covenants and/or bylaws to fine residents ?

Is in our covenants that there is a 60 day grace period on payments due us?

Check w/ PJ Morgan on 3 years limitations on liens, are they on this issue?

Do we need to add a policy on website of we are filing liens after 2 years of non payment of dues

We need an annual budget to PJ Morgan for lenders, Mark and Joan to work on. (Personal thought...this should have been presented to annual mtg)

Bids on R&R of trees and stumps on 126 st island as well as north roundabout and dead tree in park by gazebo. Remove trees and stumps as necessary as well as replace trees.

President to finish negotiations with/ PJ. Morgan on management contract

Set up annual meeting space with TPC close to 11/13/2025