

Deer Creek HOA
Board Meeting
4-15-2025

Pres Westergard call the meeting to order at 6pm

Members present were Westergard Bourne Boulay Chapeau—not present was Salonen

Minutes to the last meeting, which were previously sent out were discussed and a M&S to approve and the motion passed

ARC report was presented by ARC Chair Barker and was discussed by the board

Treasurers report was given by Boulay. There was discussion on the layout of the assets sheet which confirmed that the HOA has \$226,983.52 in cash type assets. There was discussion on the value of property that was listed on the Balance sheet provided by PJ Morgan and is not complete. The HOA owns garden area on 126th st, frontage along 114th St running from Scott St south as well as newest lot purchase. Discussion on wheter or not this is needed in report

PJ Morgan gave short managers report. Westergard mentioned that the Board had approved a Spring newsletter March 18th and it was sent to PJ Morgan then to be mailed out to homeowners and it has not been done, he stated that this was supposed to be a spring newsletter and asked that it be sent soon.

Unfinished business, Mark reported on the lot purchase and that we still need to have replat approved by Planning Board and City Council. There will also be some upcoming expenses (surveyor costs-taxes-etc) related to this that will come later.

Tree planting in park has been completed. Hughes Tree has not yet done their share of the work but he has received notice that we are on the schedule for them.

Fines for covenant violations and other issues was discussed at length. PJ Morgan has previously told the board that fines were not legal in our case. Apparently after review and discussion by all parties they are legal and enforceable IF the

Board has to hold a “hearing” that allows the homeowner to plead their case. This was also discussed at length. Fines charged to the homeowners are added to their “ledger or account”. No one was aware that any fines have been collected. The board will need to write a policy on the way the imposition of fines are handled and the steps needed to do this. We will review at next meeting the policy and when agreed upon will be posted to website so people have opportunity to know and understand.

Delinquencies of both fines and dues was discussed. PJ Morgan is checking on several delinquencies that are listed or not and whether they are in fact legitimate. One homeowner that has 2 pieces of property and owes dues and interest at both properties is more than \$1,000.00 limit the board has mandated that a lien against the property be filed if in fact it exceeds the \$1000 owed. PJ Morgan will follow up on this and if more than the limit will proceed to file lien. PJ Morgan will also contact all legitimate debtors by either e-mail and if no e-mail is available by regular mail stating what is owed to HOA and asking for quick payment.

There was also discussion on a Credit Collection Service that PJ Morgan is putting together and the board is very interested and would like to hear the details when this is completed and able to be presented.

No meeting is planned for May

Regular meeting will be held June 17th

Regular meeting to be held July 15th and PJ Morgan is scheduled for that one

Being no further business meeting adjourned at 7:15pm

To Do List:

- Spring Newsletter to be sent out **immediately (PJ Morgan)**
- Policy for assessment of fines between the ARC and Board so a “hearing” can be held timely (President-Board-ARC)
- If homeowner discussed does indeed owe more than \$1000 per home/lot than the lien process should be implemented (PJ Morgan)
- Credit Collection info to board (PJ Morgan)
- Send by e-mail or mail all homeowner creditors (PJ Morgan)

