

**Deer Park Homeowners' Association
Annual Meeting
November 2, 2009
Minutes**

President Michael King called the meeting to order at 7:15 p.m. at McAuliffe Elementary Commons. In attendance were:

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| 1. Michael King | mking@iqnetworks.net |
| 2. Patty Pacelli | Pattypac1@hotmail.com |
| 3. Lonnie Pacelli | Lonnie@leadingonedge.com |
| 4. Jenny Douglas | suburbanani@comcast.net |
| 5. Laura Gallant | Mail.gallant@verizon.net |
| 6. Dan Kostomay | Dkosto99@hotmail.com |
| 7. Andrew Drapp | Andrew@drapp.com |
| 8. David McNear | sdmcnear@comcast.net |
| 9. Brad Pendleton | brad_e_p@hotmail.com |
| 10. Audrey Link | |
| 11. Paul Lee | |
| 12. Scott Ballantine | |
| 13. Kristin Pinigree | |

State of the Neighborhood

Landscaping and Maintenance – Michael King

Andrew Drapp reported on a great relationship with maintenance company, A to Z, and that they have done a great job on the maintenance.

It was suggested that A to Z should be questioned as to frequency of maintenance. Homeowners have generally been happy with results. He also did a good job with extra jobs, and was flexible.

Thank-you to Laure Smith for organizing the new signs.

No wetlands issues.

Mailboxes have been wearing well, have done a good job policing signage placed on mailboxes. Touching up has been suggested.

Initiatives – Michael King

Curb Painting -Idea of painting uniform curb addresses was brought up by Michael. The cost would be about \$10 per house. It's difficult to see numbers on houses at night, but can be seen on curbs. The right paint is important, along with a consistent look.

Legal Review of HOA Structure and Function – There will be a legal review to make sure fiscal year and meetings are at the right time, bylaws are updated, and CCR roles and responsibilities are consistent

Arborist evaluation of neighborhood trees - \$900 to do again. Was last done December 2006, should be done about every 3 years. They check for weak areas, infestations, trees that might fall. Common HOA areas only would be included, not homeowner property. It would prevent liability if a home is damaged by a tree in a common area.

Budget Review – Lonnie Pacelli

- Negative variance – Interest income on CDs lower than planned because of interest rates.
- Signs were under-budget
- Taxes – nothing was budgeted, 2007 and 2008 taxes were not paid, there was a fine of \$149.
- Website – 5 years of website fees had not been paid
- Maintenance is \$2,255 over because of powerwashing, and fees paid in FY 2009 which should have been paid in FY 2008.
- Cash balance of \$55,000
- 2010 budgeting \$22,884.50, pulling some from reserve to end with a net of zero, There is plenty in reserve.
- Paypal will be tried for homeowners dues collection.
- Lonnie asked to put \$1,089 for an expense contingency line for unforeseen items.

The 2010 budget was approved by the majority of homeowners.

Michael will put PDFs of minutes and budget on website. There will be a self-service portal for each homeowner to update their information, and a password section with the directory.

Corrections to the directory can go to Lonnie or the Board e-mail.

ACC Year – Dave McNear and Kristin Pinigree

Most activity has been new roofs. There was one major remodel where architectural plans were modified.

Boats were left out on streets. The Board needs to come up with rules and a process for dealing with boat issues. Legal review will help determine process.

Solar vents on the roofs have been requested. CCRs need to be updated to reflect new items.

ACC section of website should be updated, newsletter would be good for reminding people about rules.

Scott Ballantine mentioned that 2010 will be a census year, and there might be relevance to Deer Park homeowners.

Jenny said some homeowners had sent e-mails to the board and had no response. Lonnie asked Jenny to ask those homeowners to re-send the e-mails and he would make sure they were responded to. Michael suggested having a log system to keep track of incidents.

Dan suggested that the homeowner first contact homeowner that they have the complaint about, before asking HOA to solve problem.

Others suggested that the ACC could send a letter to someone in violation, rather than asking individual homeowners to contact other homeowners if they are not comfortable doing so.

Open Board Positions - President and Maintenance Committee Chair

The idea of waiving homeowners' dues for officers was considered. The Board will meet in 30 days to determine new officers.

Open Floor

Jenny asked about more plants in sign entrances. A to Z should be contacted to find plants at sign entrances that won't die.

Scott suggested having the homeowners association give back to the community, helping school, etc.