



DEERFIELD PARK HOMEOWNERS' ASSOCIATION

A meeting of the Board of Directors for Deerfield Park Homeowners' Association was held on October 10th, 2024 at 5 PM.

Call to Order:

The meeting was called to order at 5:02 PM by Laura Brown.

Roll Call

- Tanner Gianinetti (Present)
- Ken Headrick (Present)
- Charles McClees (Present)
- Laura Brown, HOA Manager Property Professionals (Present)

Quorum:

With 3/5 board members present, a quorum was established.

Board of Directors Update

- Management provided the Board of Directors with Q4 Education, including information for the BOIR filing requirement and a legislative update.
 - Management provided the Board of Directors with an updated Collections Policy in accordance with CCIOA and the State of Colorado.
 - A motion was made by Tanner to approve the updated collections policy as written. Seconded by Charles. No further discussion. Passed unanimously.

Approval Action Items:

- A motion was made by Charles McClees to approve the meeting minutes from April 15th, 2024, Board of Directors meeting and seconded by Ken Headrick. No discussion. Passed unanimously.

Management Update:

- Management presented the Board of Directors and owners present with YTD Financials as of 9/30/2024.
 - Delinquencies = \$10,372.75, which includes 2024 dues.
 - Balance Sheet
 - Operating (\$15,927.52)
 - Reserve (\$1,606.75)
 - Management discussed the current collections policy and procedures and the status of each account. Management recommends additional discussion related to entering into an agreement with an attorney to follow through on the collections process as required by CCIOA. Currently, 6 owners totaling \$6600 are behind in dues more than \$360 and are receiving notices as required by the collections policy.
 - A motion was made by Tanner to proceed forward with collections in accordance with the policy and any delinquent owner (more than \$1k) should be sent to the attorney for collections. Seconded by Ken. No further discussion. Passed unanimously.

Committee Update(s)

Design Review – No applications presented at this time.

Old Business:

No old business was presented this time.

New Business:

- Tanner volunteers to fill the position as Board President until the next election. All Board members agree.



Association Management at
PROPERTY
PROFESSIONALS

- A motion was made by Tanner to appoint Jim to the vacant position as VP. Seconded by Charles. No further discussion. Passed unanimously.
- Charles has concerns about the alleyways and parking on the corner where Jim lives. The Board discussed painting the curb red to make it clear to residents that parking on the corner is not permitted. Jim states that it needs to wait until Spring, but that this should be a priority.
- Next Board Meeting: **March 2025.**

Owner Open Forum:

Adjournment

There being no further business to come before this meeting, it was motioned by Ken to adjourn at 5:45 PM. Charles seconded the motion. Unanimously passed. The meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals