

Deerfield Park Homeowners' Association

A meeting of the Board of Directors for Deerfield Park Homeowners' Association was held on April 15, 2024, at 6 PM via ZOOM.

Call to Order:

The meeting was called to order at 6:03 PM by Laura Brown.

Roll Call

- Ashley Anderson (Absent)
- Betty Clifford (Present)
- Tanner Gianinetti (Absent)
- 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 Q2 Education, including 3 slideshows from the DORA and the HOA Resource Center related to Covenant Enforcement, Governing Documents, and HOA Meetings and Elections.
- Management provided the Board with Ashley Anderson's official resignation from the Board of Directors effective immediately.

Approval Action Items:

- A motion was made by Charles McClee to approve the meeting minutes from the January 17, 2024, Board of Directors meeting and seconded by Betty Clifford, No discussion. Passed unanimously.

Management Update:

- Management presented the Board of Directors and owners present with Q1 Financials.
 - Delinquencies (as of 3/31/2024) = \$13,717.26, which includes past due 2024 dues.
 - Balance Sheet (as of 3/31/2024)
 - Operating (\$24,733.18)
 - Reserve (\$1,595.03)
 - 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, 10 owners totaling \$10,592 are behind in dues more than \$450 and are receiving notices as required.
- Covenant Enforcement specifically street parking continues to be an issue. With the installation of No Parking Signs, Owners have seen a reduction on one-side of the street, however many owners are still consistently parking outside of their house, overnight, and for long periods of time.



- Management provided the Board with a proposed management contract beginning April 1st.
- Next Board Meeting: Scheduled for 8/5, and 10/28 at 6 PM.

Committee Update(s)

Design Review – No applications presented at this time.

Old Business:

No old business was presented this time.

New Business:

No new business was presented this time.

Owner Open Forum:

Jim Smith would like the Board to consider painting the corner near his home with red paint to signify no parking. He has regular deliveries of medical supplies that have trouble coming through the neighborhood because of the street parking. He has spoken with his neighbors and the situation has not improved. He also would like to know if new owners are receiving some type of welcome letter when the purchase a home in Deerfield Park. Management confirmed that each new owner receives a letter upon closing via mail and email.

Adjournment

There being no further business to come before this meeting, it was motioned by Charles to adjourn at 6:25 PM. Ken seconded the motion. Unanimously passed. The meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals