



Deerfield Park Homeowners' Association

A meeting of the Board of Directors for Deerfield Park Homeowners' Association was held on March 13th, 2021 at 12 PM via ZOOM.

Roll Call

- President – Lee Emmons (Present)
- Vice President – Brad Kline (Present)
- Secretary – Alicia Gresley (Present)
- Treasurer – Tanner Gianinetti (Present)
- Reserve/all positions when needed – Jim Smith (Present)
- Laura Brown, HOA Manager Property Professionals (Present)

Call to Order:

The meeting was called to order at 12:02 PM by Lee Emmons.

Quorum:

With 4/4 board members present, a quorum was established.

Approval Action Items:

- A motion was made by Jim Smith to approve the meeting minutes from the November 7th, 2020 Board of Directors meeting and seconded by Alicia Gresley; passed unanimously.
- A motion was made by Lee Emmons to approve the Agenda as presented. Seconded by Alicia Gresley and passed unanimously.

Management Update:

- Management updated the Board on the status of the current bank accounts held at Wells Fargo. Both accounts have been updated to reflect Laura Brown as a signer and removing the past manager, Justin Windholz from Crystal Property Management.
- The monies held at Wells Fargo will be removed in the form of two (2) Cashier's Checks for each account and deposited directly into the corresponding accounts.
- The Board discussed the option of moving Reserve account monies into a high-yield CD.
- Management supplied the Board with a list of current delinquencies. Previous outstanding receivables total \$40,000. Current amount due \$18,975.00 for past due balances by owners.
 - The Board reiterated the goal is to ensure all owners are aware of any past due balance and to offer payment plans for those owners in arrears. **COMPASSIONATE LENDENCY.**
- Management presented Board members with a proposed budget based on estimates for the current year's services. The last approved budget was in 2013 with Crystal Property Management.
 - Tanner had additional questions on the specific numbers for landscaping. Tanner would like to see reduce irrigation repair costs and would like to set up a meeting with Scott Pace of Sanctuary Landscaping to walk the common areas and discuss goals, expectations, and gather some insight into the common area grounds.
 - At this time, the Board states they do not have enough information to approve the proposed budget.

APPROVED: BOD 1.8.22



Committee Update(s):

- Candidacy forms were sent to all owners requesting volunteers for an Association Document Review Committee.
 - Current members: Tanner Gianinetti, Lee Emmons, and Jean Elder

Old Business:

- Tanner would like to assess the needs of the community regarding parking, whether on-street, one-side of the street parking, or the current regulations of on-street parking.
- The Board would be interested in using Reserve monies for a pavilion in the common area.
- Repairs to the Deerfield Park HOA sign is needed. Management received an official report from the Rifle Police Department regarding minors who damaged the sign. Parents were notified and claimed responsibility per report. Updates to the sign were discussed. Management will request estimates for repairs, possible redesign and update for the Board and Owners to review when the weather warms up.

New Business:

- The Board of Directors would like to reschedule this Board meeting for two weeks from now on 3/27/2021 to allow for further time to review the proposed budget.
- Brad Kline reported suspicious activity on the vacant land near his unit: a trailer, a dump truck, and an SUV possibly stolen.

Owner Open Forum:

- None

Adjournment

There being no further business to come before this meeting, it was motioned by Alicia Gresley to adjourn at 1:32 PM. Lee Emmons seconded the motion. Meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals

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