

## Deerfield Park Homeowners' Association

A meeting of the Board of Directors for Deerfield Park Homeowners' Association was held on January 8<sup>th</sup>, 2022, at 10 AM at the Rifle Branch Library and via ZOOM.

### Roll Call

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

### Call to Order:

The meeting was called to order at 10:03 PM by Lee Emmons.

### Quorum:

With 3/4 board members present, a quorum was established.

### Approval Action Items:

- A motion was made by Alicia Gresley to approve the meeting minutes from the March 27<sup>th</sup>, 2021, Board of Directors meeting and seconded by Tanner Gianinetti; passed unanimously.
- A motion was made by Lee Emmons to approve the agenda as presented. Seconded by Alicia Gresley and passed unanimously.
- 2022 Meeting scheduled proposed the following dates
  - **BOD:** 4/9, 8/13, 10/8
  - **Annual Ownership:** (3/12)

### Management Update:

- Management supplied the Board with a list of current delinquencies.
  - Original balance of delinquent accounts ~ \$40,000. Current amount due \$10,802.50 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 LENIENCY.**
- Management provided Board members 4 budget options for annual dues ranging from current amount of \$145 to the highest amount of \$348.
  - Income Statement provided to Board members show a deficit of \$17k at the \$145 dues assessment.
  - With operating expenses increasing more than 25% since the creation of this budget in 2013 and no increase in dues, and after careful review and consideration of future expenses, the Board decided an increase in dues is necessary.
    - A motion was made by Alicia Gresley to approve the budget with the recommendation of a dues increase from \$145/year to \$348/year. Seconded by Tanner Gianinetti. Unanimously Passed.
    - The Board would like to offer payment plans: quarterly, semi-annually to residents needing additional time to adjust.



- Parking Compliance: Management reported that parking enforcement is needed ASAP to stay in compliance and although the City of Rifle was able to remove snow along streets this season, it was not adequate, and the cars parked on the streets are causing a liability and frustration to owners and Board members.
  - Alleyways snow removal was unsatisfactory. Performed by Sanctuary Landscaping, Scott Pace. May be due to larger than average storms and lack of communication.
- Annual Meeting action items: Parking enforcement, sign installation, and tangible community updates.

Committee Update(s):

- Current members: Tanner Gianinetti, Lee Emmons, and Jean Elder

Old Business:

New Business:

- Management presented Board members present the proposed contract with Property Professionals for the 2022.
  - Action items to address: HOA Vendor communication and oversight, irrigation clock settings, overall community compliance.
  - A motion was made by Lee Emmons to approve the management contract as presented. Seconded by Tanner Gianinetti. Passed Unanimously.

Owner Open Forum:

- None

Adjournment

There being no further business to come before this meeting, it was motioned by Alicia Gresley to adjourn at 10:56 AM. Lee Emmons seconded the motion. Meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager  
Property Professionals