

## Deerfield Park Homeowners' Association

A meeting of the Board of Directors for Deerfield Park Homeowners' Association was held on September 3<sup>rd</sup>, 2022, at 9 AM in the common area of Deerfield Park HOA.

### Call to Order:

The meeting was called to order at 9:07 AM by Alicia Gresley.

### Roll Call

- President – VACANT
- Vice President – VACANT
- Secretary – Alicia Gresley (Present)
- Treasurer – Tanner Gianinetti (Absent)
- Board Member – Jim Smith (Present)
- Laura Brown, HOA Manager Property Professionals (Present)

### Statement of Compliance

A notice of the meeting of the Board of Directors was emailed to all owners on 8/24/22.

### Quorum:

With 2/3 board members present, a quorum was established.

### Approval Action Items:

- A motion was made by Jim Smith to approve the meeting minutes from the April 9, 2022, Board of Directors meeting and seconded by Alicia Gresley; passed unanimously.
- A motion was made by Alicia Gresley to approve the agenda as presented. Seconded by Jim Smith; passed unanimously.

### Board of Directors Update:

- Management provided Board members and candidates present a reference sheet to review the Roles and Responsibilities for positions on the Board of Directors.
- Two Vacant positions (President and Vice President) due to expiring term (Lee Emmons, President) and resignation (Brad Kline, Vice President).
  - Two candidates were present: Ashley Anderson (302evergreen) and Betty Clifford (378evergreen). Both candidates are qualified residents and would be committed to filling the positions for one year, or until the annual meeting, where an election would take place for a two-year term.
    - A motion was made by Jim Smith to appoint Ashley Anderson to the position of President. Seconded by Alicia Gresley; passed unanimously.
    - A motion was made by Jim Smith to appoint Betty Clifford to the position of Vice President. Seconded by Alicia Gresley; passed unanimously.

### Management Update:

- Management presented the Board of Directors and owners present with YTD financials.
  - Delinquencies (as of 7/31/22) \$11,320.00 (\$6,648 for >2021, \$4,672 for 2022)
  - Balance Sheet (as of 7/31/22)
    - Operating: \$9,634.82
    - Reserve: \$9,300.46
- Maintenance Items

- Sign – Repair and/or Replacement: Jim is confident that the two pillars can be used in conjunction with a repair to the Deerfield Park sign. The previous estimates are no longer valid, and management will need to reach out to request updated estimates. The Board agreed they would prefer to use a local company. The original plan was to use a weather-resistant, updated design made of more natural materials that will withstand more wear and tear. With a considerable cost difference, the Board would prefer to keep the current design and materials. Management will reach out to Microplastics in Rifle for an updated estimate and the possibility of sign “portions/sections” to make future repairs less costly.

Committee Update(s):

- Design Review – No applications presented at this time.

Old Business:

- Jim Smith would like to discuss his concerns regarding on-street parking. Overnight and street parking continues to be addressed by management, however the process for violations has been based on compassionate leniency. The Board and owners present would like stricter enforcement and ownership accountability. Management is instructed to keep documented records of violations and notify/remind owners of the current regulations.
  - Parking signs may bring awareness to residents. The City of Rifle has agreed to allow parking signs and will assist in enforcement in accordance with Deerfield Park HOA regulations. Management will reach out to local companies for pricing and installation and provide Board members with estimates prior to the next Board meeting.
- Jim Smith expressed concerns regarding yard clean-up of several homes within the complex. Landscape issues include weed control, dead/dying trees, and maintenance of alleyways. Owners should be reminded of the current rules and notified of upcoming enforcement in Spring 2023.

New Business:

No old business presented.

Owner Open Forum:

No owners presented any additional concerns at this time.

Adjournment

There being no further business to come before this meeting, it was motioned by Alicia Gresley to adjourn at 9:57 AM. Jim Smith seconded the motion. The meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager  
Property Professionals