

**DEERWOOD COUNTRY CLUB ESTATES
HOMEOWNER'S ASSOCIATION
General Meeting Minutes
January 28, 2010, 7:30pm at Clubhouse**

CALL TO ORDER

The meeting was called to order at 7:55pm.

ROLL CALL

Board Members

Ed Pearson- President	PRESENT
Patricia Metoyer-Vice President	PRESENT
Gene Steifel- Treasurer	PRESENT
Joyce Zimmerman- Secretary	ABSENT
Kurt Hettel- Trustee	PRESENT

Professional Representative

Carri Alper- Target Property Management	PRESENT
Asya Kemper- Target Property Management	PRESENT
Denise Adamic- Minute Taker	PRESENT

APPROVAL OF PREVIOUS MINUTES

The minutes from the meeting held on October 29, 2009 were reviewed by the Board. Patricia motioned to approve the minutes as submitted. Gene seconded the motion and they were approved.

MANAGEMENT TRANSITION

The Board introduced Asya Kemper as the new property manager from Target. She is the new point person there. She made a brief statement to the homeowners inviting them to contact her regarding any issues.

MANAGEMENT REPORT

Street Dedication- Management is working to find out if and when the street dedication was completed and if it was done properly.

Township Snow Removal- Father Nature is the contractor that the Township uses for snow removal. Information regarding snow removal is on the Township's website.

Election- Bio forms were sent to the Board for the election.

Verizon- Lindy's has reported that they are not getting paid from Verizon.

2 Spyglass- This unit is vacant and is in need of power washing. This is an open item.

2010 Meeting Dates- The meeting dates for 2010 will be included with the budget mailing.

TREASURER'S REPORT

There is currently approximately \$38K in the checking account and approximately \$284K in the reserve fund. Snow Removal was favorable by about \$24K in '09. The big snow storm in December came out of the 2009 Budget. The Association was about \$19K over budget for legal in 2009. Most of this expense was related to collections. There is currently about \$66K over 90 days past due. There are twenty-three properties in collections. Every home in collections has a lien against it. The amount in collections represents about 81% of outstanding receivables. Three of those homes have been deemed uncollectable. Some homeowners are on payment plans, but not sticking to them. The Board is considering trying to find an attorney who will work on a contingency basis.

OLD BUSINESS

Quality Snow, Landscaping and Irrigation Contract- The contract was approved by the Board. The contract amount was not stated for the record. Quality handled the December storm, even though their contract did not begin until January 2010. Lindy's snow removal contract ended in April '09.

NEW BUSINESS

Linda Mazar Resignation from Board- Linda resigned from the Board for personal reasons. The Board thanked her for her service.

RATIFY

Kurt Hettel Appointment to Board- Kurt Hettel was appointed to the Board to replace Linda Mazar. Gene motioned to ratify his appointment. Patrician seconded the motion and it was approved.

ELECTION PROCESS

The election was not valid as there was not a quorum. Mailings will be sent to those that did not submit a ballot or proxy in hopes that a quorum can be reached. The Board will remain as seated until the results of the second attempt at a valid election are determined.

HOMOWNERS OPEN FORUM (Unless otherwise noted name and address was not stated for record.)

Have we received any money back from collections? About \$24K was spent in legal fees towards collections and approximately \$6K was collected in 2009.

How many of the units that are in collections are owner-occupied? Four are vacant and two are rentals.

How is a delinquent account deemed uncollectable? If a house goes into foreclosure, the Association will get nothing. The house has to sell for more than what is owed to the mortgage company.

How many homes sold last year? Seven homes sold in 2009.

Why was a new landscaping company hired? Lindy's contract was up and five companies bid. The Landscaping Committee met with and researched each bidder. They recommended Quality to the Board. Lindy's was having issues with the irrigation and the Board felt they were not working efficiently. Quality is more affordable and came highly recommended.

11 St. Andrews, Issues with Snow Removal- The HO feels that the homes on the golf course are neglected when it comes to snow removal. This is the fourth year in a row that he's had to dig himself out. He wants the service he pays for. He would like a refund for the snow removal for December due to the lack of service. A discussion followed in which several homeowners commented. One homeowner stated that it would be difficult to pinpoint which homeowners would receive a refund. The snow contractors work on a rotation so that each phase of the development gets serviced fairly. For example, Phase I has their snow removed first for one storm and last for the next. There is a snow captain that keeps track of the rotations so that each phase has the chance to be first. Gene stated that Quality came out quickly with little preparation for the storm in December. They did not bring any heavy equipment. The Board discussed the process with them and moving forward their performance will improve. The contract states that the snow must be cleared within twenty-four hours of the end of the storm.

How are contracts paid? Landscaping is paid monthly and snow removal is paid per event.

Why was the water bill \$18K over budget? There were ongoing issues with the water company billing. There were common meters whose bills were being sent to homeowners mistakenly. There were two meters that the Association was never aware of. Part of a '08 bill was never sent.

11 St. Andrews, Animals- The unit next to his is vacant. He has noticed some holes in the flashing. He has heard animals inside the walls. He reported it to Management and would like to know the status. He was asked to speak with the Board and Management following the meeting.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:45pm.

Respectfully Submitted, Denise Adamic