

**DEERWOOD COUNTRY CLUB ESTATES
HOMEOWNER'S ASSOCIATION
Open Meeting Minutes
January 29, 2009, 7:30pm at Clubhouse**

CALL TO ORDER

The meeting was called to order at approximately 7:30pm.

Board Members

Lenny Rankin- President	PRESENT
Dennis Mazar- Vice President	PRESENT
Patricia Metoyer- Secretary	EXCUSED
Gene Steifel- Treasurer	PRESENT
Ed Pearson- Trustee	PRESENT

Professional Representative

Carri Alper- Target Property Management	PRESENT
Katy McGinnis- Target Property Management	PRESENT

NEW MANAGEMENT

The Board welcomed back Target Property Management as the new company managing Deerwood. Carri Alper is the owner of Target and Katy McGinnis is the property manager in charge of Deerwood. Their contact information is posted on the Deerwood website. In the short time that they have been managing the property the Board has seen a vast improvement over the previous management company.

PROOF OF NOTICE

Management provided proof of proper notice for the election meeting.

APPROVAL OF MINUTES

CSMG was not at the meeting held in October. Patricia took the minutes and they are not ready for review at this time as she is out of town. A motion was made to hold approving the minutes until the next meeting. The motion was seconded and approved.

OFFICERS' REPORTS

President's Report- The President's term is up and he is not running again. He would like to thank the community for their support through the years that he has served. The three board members that will continue to serve are doing a great job and will continue to do so. He is proud to live in Deerwood. Lindy's has been doing a good job with snow removal and the community looks great. He invited homeowners to volunteer for committees.

Treasurer's Report- There is not a lot to report at this time due to the transitions that are taking place now. The reserve account funds were moved to a higher interest bearing CD account. They are currently in the process of changing collections attorney. There is about \$40K in delinquent funds at this time. About 10% of homeowners are in collections. The board hopes that by changing the attorney, there will be a fresh approach to collections. CMSG is no longer the property manager and the transition is still in progress. Records are being forwarded to Target.

COMMITTEE REPORTS

Landscape Committee- There is not a lot of report because they are between seasons at this time. There was a minor snow event recently that was treated due to concern about it freezing over. The streets are still the Township's responsibility to plow. Verizon is in the process of installing FIOS which requires trenches to be

dug. Damage has been done throughout the property. The contractor has accepted liability for damage and will do a walk through in the Spring to assess what work needs to be done.

Architect Committee- Joyce Zimmerman – Applications for exterior modifications have not been received. Anticipate as Spring approaches to receive applications. Joyce reminded homeowners to submit applications in time for review before start of project – 4-6 weeks minimum. Timely review is the goal – be certain to submit complete form and be in good standing.

We are currently seeking members to join the ARC committee – see website for meeting dates and times.

Rules Committee- Chip Tanneberger- The Rules Committee meets on the fourth Thursday of each month. We are in the process of updating the Deerwood Handbook to consolidate all clarifications into one document.

OLD BUSINESS

Speeding Through Development- At the last meeting, there was a discussion about speeding in the community. One homeowner suggested installing speed bumps. The Township will not install them since the streets have not yet been turned over. Management is investigating a type of speed bump that can be installed by the community on either end of Country Club Drive. Management is waiting to get more information from the Township on this topic and will email the board once it is received.

Installation of FIOS- The Board will ensure that any damages that are a result of the installation of FIOS are repaired by Verizon.

NEW BUSINESS

Election of Board Members-

a) Selection of Nominees: The Board invited nominations from the floor. There were none.

b) Candidate Introductions: Joyce Zimmerman, Linda Mazar and Kurt Patel have all expressed an interest in serving on the Board. Each candidate was asked to introduce themselves. Kurt was not present at the meeting.

c) Selection of Tabulators: The Board asked for two volunteers to tabulate the ballots. The volunteers' names were not stated for the record.

d) Collection of Eligible Proxies and Ballots: Anyone present at the meeting was asked to submit a ballot if they had not already done so.

e) Tabulation of Ballots: There was a quorum so the election was valid. The number of ballots submitted was not stated for the record.

f) Announcement of New Members: Linda Mazar and Joyce Zimmerman were elected to the Board for two year terms.

f) Selection of Officers: The Board will meet in the near future to elect officers. The results will be posted on the website and included in the next newsletter.

HOMEOWNER OPEN FORUM

Howard (unit # not stated) - He inquired who was responsible for the street lights. He was informed that PSE&G is responsible for maintaining the lights.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned.

**Respectfully Submitted,
Denise Adamic**