

**DEERWOOD COUNTRY CLUB ESTATES  
HOMEOWNER'S ASSOCIATION  
Meeting Meetings  
July 12, 2007, 7:30pm at Clubhouse**

**ROLL CALL**

Lenny Rankin- President	PRESENT
Dennis Mazar- Vice President	PRESENT
Patricia Matozee- Secretary	PRESENT
Jim Palmieri- Treasurer	PRESENT
Howard Josephson- Trustee	PRESENT
Katy McGinnis- Target Property Management	PRESENT
Denise Adamic- Minute Taker	PRESENT

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

The minutes from the meeting held on April 19, 2007 were approved with the following changes:  
1) Strike the comment on page 2, lines 4 & 5 in the New Business section that stated that the Board agreed that Target was to be an additional insured. That was not agreed upon. 2) Strike the comment in the Treasurer Report regarding roof repair, "not part of budget". This comment is not clear.

**MANAGEMENT REPORT**

**Violation Letters-** Some homeowners took offense to a violation letter that was sent out. The wording will be changed, but it needs to be clear that pets can damage lawns. HO's may or may not be responsible for dirt accumulation at the end of their driveways. The problem might be solved by adding on to the drainage pipe. Wording in the violation letter will be changed regarding HO responsibility.

**OFFICERS' REPORT**

**President's Report-** The Association is moving in a good direction. Committee members are volunteers and greatly appreciated. All are invited to participate. Any suggestions or complaints can be addressed by getting involved. An election will be held in January for three board seats. Saturday at 10am is the quarterly community clean-up day. Lenny thanked Dan for his efforts to organize the event.

**Treasurer's Report-** Jim presented the status of the budget Year-to-Date to the attendees of the meeting. There are a few impact items that may affect the budget for the remainder of the year. \*\* Indicates an impact item. The presentation will be posted to the website. October's meeting will be the Annual Budget Meeting to discuss the budget for 2008.

**Buildings & Grounds-** YTD Actual- \$119,137, YTD Budget- \$118,414 = 100.6%

\*\*There is \$0 left for the rest of the year for snow removal.

**Utilities-** YTD Actual- \$2249, YTD Budget- \$5083 = 44.2%

\*\*Two water meters and a well with no meter were discovered. DHA has been charged for these meters since '04 but has not received the bills due to an address error. There is \$15K past due to the water company. DHA is fighting with Beazer for compensation. A payment plan of \$1000/mth was set up to pay back the money owed. Katy will report the issues to the Board of Public Utilities.

**Administrative-** YTD Actual- \$1614, YTD Budget- \$5207 = 31%

\*\*Some bills have not yet been received.

**Professional-** Actual- \$27,019, Budget- \$24,662 = 109.6%

\*\*Approximately \$14K was borrowed from the reserve fund last year to pay for the transition report and legal fees. This money is being paid back.

**Reserve-** Actual- \$28,833, Budget- \$30,834 = 93.5%

\*\*Loan for transition study.

\*\*Reserve make up for 2006 snow removal. It was necessary to borrow from the reserve and negotiate a payment plan with the contractor.

**Operating Income-** Actual- \$131,890, Budget- \$129,895 = 101.5%

\*\*67% of expenses came from "Buildings & Grounds". 16% came from Reserve.

**Collections Update-** There is currently \$19,393 past due 30 days. Strong efforts are being made to recover the money owed. Liens are being put on properties. Liens will eventually lead for foreclosures on the property if not paid. There are currently 7 homes with liens, and 2 pending foreclosure.

**Impact items for 2008 Budget-** Snow/Ice removal; Water supply increase; Maintenance/Painting; Landscaping; Legal Fees- HOA & Beazer; Unpaid collections & late fees; Increases for services.

## **COMMITTEE REPORTS**

**Landscaping Committee-** Mike Robertson, the Chairman of the committee presented the report. He invited all HO's to volunteer. Katy & Lipinski did two walkthroughs of the property with the LSC in the last month. Lipinski offered their opinion on landscaping issues. They found a problem with the irrigation system. The problem was addressed. Lawnmowers are chewing up the green valve covers on the irrigation system. Lipinski will replace the broken covers, and screw them down so they can not be opened. There were several trees in T4 that needed to be replaced. Most were under warranty. The grass is looking better throughout the community. The committee is looking at proposals for plantings and beds that HO's would like to install. Their biggest concern is consistency and uniformity throughout.

**ARC Committee-** Monica Palmeri, the Chairman of the committee presented the report. There are three new members of the committee. Monica invited all HO's to volunteer. The committee has received 11 patio applications. All were approved. The committee is very busy with applications. They are working with the Landscaping Committee to speed up the approval process.

**Rules Committee-** Mike Laris represented the committee. The Rules & Regulations suggest that nothing is allowed on the patios. This rule will be revised. The rule regarding birdfeeders & planters is being discussed.

## **OLD BUSINESS**

**Transition Study Update-** Falcon Engineering submitted their report. It has been posted on the website. No major deficiencies were found. Issues with roofing, concrete and lighting were reported to Beazer & the Township. DHA has not received a response from Beazer on any issues. There was a deficiency with recessed lighting that is touching insulation. It is a fire hazard. The Township would like Beazer to inspect, but Beazer is denying that it is a problem. Falcon will do a "cost to cure" study to determine if it is worth DHA pursuing Beazer legally or if DHA should repair at their own expense. DHA is trying to get compensation from Beazer with the water issue. The Township has been notified of the issue and asked to hold release of bonds until the matter is resolved. They are not obligated to hold the release of the bonds.

**Painting-** The trim has been repaired and painted. Some doors have been painted. It is too late to request a date. They will be done by next week. T1 & T2 will be painted this season. If home, HO's are urged to remove the hardware from the doors and to wipe them down. It will result in a much cleaner finish.

**Homeowner Insurance-** Every HO is required to give Target proof of insurance per the covenants. After the 3<sup>rd</sup> request from Target, the HO will be fined. The HOA must be listed as additional insured, but not Target. A third notice will only be sent to those who have not yet submitted proof.

**Re-siding-** The area behind 180-199 has been re-sodded. It was approximately 8000 sq ft.

## **NEW BUSINESS**

**Irrigation-** There is a sprinkler head issue. Different heads go off at different times.

**Service Bids-** DHA is currently collecting bids for 2008 for property management, snow removal and landscaping.

**Next Meeting-** The next meeting will be held in October. The budget for 2008 will be discussed.

## **HOMEOWNERS OPEN FORUM**

**Deegan Shaf-** HO reported a sinkhole to Beazer & Township. He has since received a violation regarding dirt at the end of his driveway. He was informed that not all sinkholes are HOA or Beazer's responsibility. They may be caused by drainage issues which would be the HO's responsibility.

**Brian Dandrade, 22 Spyglass-** HO believes the dirt settling at the end of driveway is a road issue. The dirt tends to settle on one side of the road. He stated that it was poor planning Beazer's part. As the road is not under warranty, it is the HO's responsibility.

**Bill Moran, 32 St. Andrew-** HO received a violation letter regarding his bird feeder which has been on his property for a few years. He called Target the day after receiving the letter and did not get a return call. The Board informed the HO that at this point he does not need to remove the bird feeder. The Rules Committee is discussing how to handle the issue in general. Birdfeeders and other lawn ornamentation that gets in the way of lawnmowers is an issue. It requires more effort to mow and is also a liability concern.

**Rick Kiriakuis-** Does not want Lipinski to have an opportunity to bid for 2008. They damaged his concrete during snow removal. Katy gave Lipinski a list of areas that were damaged. Lipinski should contact HO's directly. It is an issue between Lipinski and the HO.

**Harvey Spector-** Lipinski caused several hundreds of dollars worth of damage to his pavers during snow removal. He can not match the existing pavers. Per the contract, Lipinski is held

harmless. He also stated that they do not maintain the trees. They only mow. HO is also concerned about speeding in the community. Asked that Katy contact the Town about speed limit signs.

**Dennis' Response Regarding Lipinski-** There are mixed opinions on Lipinski. There were two big ice storms last winter. The contract required Lipinski to respond with in 24hrs of end of the storm. Chopping was the only option to remove the ice. Ice is a major liability issue. The contract does not allow the use of Bobcats or snow blowers. The contract is up for renewal. The Board will discuss all issues with them.

**Rick Kiriakuis-** HO said he has witnessed Lipinski using both Bobcats and snow blowers. Choppers were overused which caused the damage to concrete and pavers. Stated their response time was poor.

**Debbie Kavanagh, 78 Cypress-** HO wanted status of complaints. Katy informed her that there is no ordinance preventing a HO from leaving a pet in the garage. HO heard banging on her roof and is concerned it is a loose shingle. Since nothing was wrong with her driveway, she would like her \$200 back. HO was informed this was not a HOA issue.

**Carol Pisani, 17 Durell-** HO requested a timeline for trees that need to be replaced. Evergreens were replaced. Bushes were pulled and not removed from the location. HO suspects that some HO's are fertilizing on their own. This is causing a "zebra effect" on the lawns. Katy will find out if HOA or Beazer issue.

**Deb Freeman, 5 Durell-** HO was under the impression that bonds would not be released until all issues from the transition study were addressed. The only issue the Town seems concerned with is the electrical. There were also issues with concrete. HOA owns sidewalks, Town owns curbing. Every apron that was replaced is faulty again.

**Linda Mazar, 107 E. Country Club-** Suggests that a community representative attend Town meetings.

**Greg Keokosky, 24 Spyglass-** HO witnessed Lipinski using heavy equipment on concrete. Brian Andrew was the snow captain. They did not listen to him.

**Donovan Leach, 62 Cypress-** Wanted to know what is being done about satellite dishes. Katy is being aggressive. Some have been moved. If not, the HO will be violated and fined. Holes in the roof will need to be repaired properly to reduce leaking.

### **ADJOURNMENT**

Dennis made a motion to adjourn the meeting. The meeting was adjourned at 9:10 pm.