

**DEERWOOD COUNTRY CLUB ESTATES
HOMEOWNER'S ASSOCIATION
Open Meeting Minutes
July 23, 2009, 7:30pm at Clubhouse
Subject to Board Approval**

CALL TO ORDER

The meeting was called to order at 7:32pm.

ROLL CALL

Board Members

Ed Pearson- President	PRESENT
Patricia Metoyer-Vice President	PRESENT
Gene Steifel- Treasurer	PRESENT
Joyce Zimmerman- Secretary	PRESENT
Linda Mazar- Trustee	PRESENT

Professional Representative

Katy McGinnis- Target Property Management	PRESENT
Denise Adamic- Minute Taker	PRESENT

APPROVAL OF MINUTES

A motion was made to approve the minutes from the last meeting held on April 23, 2009. The motion was seconded and unanimously approved.

OFFICERS' REPORTS

President's Report- Ed Pearson reported that it's been a difficult second quarter due to irrigation issues.

Treasurer's Report- Gene Steifel reported that the revenue for the first six months of the year is on budget. Snow removal expenses were favorable and so were irrigation expenses. There are water bills that are in dispute due to inconsistencies. The bills will be paid once the issues are worked out with the water company. As of June 30, there was \$291K in the reserve fund. The board is working with Target to improve the collections process. The process will be discussed with the new attorney as well. There were twenty-two properties in collections as of January 1 and they represent 85% of outstanding receivables. Eleven of those properties are now either current or on payment plans. One of the remaining eleven properties is uncollectable. Others are in foreclosure or have declared bankruptcy. A motion was made to accept the Treasurer's Report. The motion was seconded and approved.

COMMITTEE REPORTS

Landscape Committee- Dennis Mazar reported that the landscaping committee meets on a monthly basis. All fertilization is current. Grub control has not been done due to the weather. Trimming is done. The committee completed a community walk-through of T1-4 and noticed stressed lawns due to sprinkler issues. There are several shrubs that need to be replaced. The rain sensors on the sprinklers need to be checked. The board sent a letter to the Clubhouse regarding trash in the retention pond. They requested that a sign be put up prohibiting picnicking in the area.

Architect Committee- Joyce Zimmerman reported that the committee currently has no chairman. There was no meeting held in July. No applications were submitted in June or July. Two motion detectors have been approved for the exterior lights and the specs will be posted on the website. They are available at Home Depot. No ARC application is necessary if a homeowner is replacing an existing light fixture. Spotlights do need an application. A. Raj volunteered to serve as the new chair of the committee.

Rules Committee- There has been no activity. New rules are posted on the website. Chris Hamilton is the new chair of the committee.

OLD BUSINESS

Landscaping and Irrigation Issues- FiOS has caused a lot of problems with the irrigation lines. The FiOS subcontractor has been paying for repairs, but is now not being responsive to reports of new issues. A new punch list is being created to give to them. Deerwood will not pay for the repairs. FiOS will either do the repairs or the irrigation contractor will do them and bill Verizon. Verizon is ultimately responsible for all repairs. The board is looking at options for landscaping for next year. The odd number side of Spyglass does not look good. The board suspects that when concrete was poured in the area it might have severed the wire to that area.

NEW BUSINESS

Insurance Letters- Management has a master Declaration Page for homeowners to review upon request.

NJ Water- Management has records of all the meters/bills going back to 2006. The records are very inconsistent and not clear. Some bills don't have back up documents. Some are billed as commercial and some are billed as residential. Some months, they were billed for facilities and other months they were not. The Utilities Commission has been copied on all correspondence. Katy has a spreadsheet that is available for homeowners to review. There is one disputed bill totaling \$17K.

Insurance Renewal- The insurance policy must be renewed.

HOMEOWNER OPEN FORUM

Why is an ARC application necessary for a new light fixture? The community is no longer in the construction phase, and this is considered an addition to the property.

Will Verizon be responsible for all of the wasted water due to the broken irrigation lines? The board will pursue this, but it is hard to quantify the cost.

Where is the meter that has been charged \$17K? The meter is located at 78 Cypress. It is not broken; the high bill is due to an accounting error.

Cynthia Wrobel, 156 E Country Club Dr- She is having a hard time finding an insurance company that will accept additional insured. Target has a list of insurance companies that will do it. It is not mandatory.

Dennis Mazar, Vandalism- There has been recent vandalism on the golf course, at the club house and at the single family homes. He would like to know what the police are doing to protect the community. The board has been in touch with the police chief who informed them that there has not been a large spike in crime in the area. He was asked to attend the meeting, but it was short notice. One homeowner asked if there could be a special meeting for the police chief to attend so that they don't have to wait another three months. The police are instituting a new system which will send notifications to registered residents.

Mrs. Josephson, 26 St. Andrews- She has tried to email Katy at Target regarding sprinkler issues. The emails keep getting kicked back to her. Katy asked her to fax issues to her rather than email. Target is aware of the issues with the emails and is trying to get it working.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:15pm.

Respectfully Submitted, Denise Adamic