

**DEERWOOD COUNTRY CLUB ESTATES
HOMEOWNER'S ASSOCIATION
Meeting Minutes
October 18, 2007, 7:30pm at Clubhouse**

ROLL CALL

Board Members

Lenny Rankin- President	PRESENT
Dennis Mazar- Vice President	PRESENT
Patricia Metoyer- Secretary	PRESENT
Jim Palmieri- Treasurer	PRESENT
Howard Josephson- Trustee	PRESENT

Professional Representative

Katy McGinnis- Target Property Management	PRESENT
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CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes from the meeting held on July 12, 2007 were approved as submitted.

MANAGEMENT REPORT

Katy McGinnis presented and provided a complete report.

COMMITTEE REPORTS

Landscaping Committee- 1) Landscaping and ARC Committees collaborated on a new ARC application. It covers a lot more information. It consolidates all the forms that were previously required into one. 2) Mediation Program was just completed. The latter part of the summer was very hot. This complicated a lot of issues. The Landscaping Committee did two complete walkthroughs of the property in Spring and July. They noticed some brown spots and deterioration of lawns. Action had to be taken. Lindy's Landscaping applied insecticide, performed double core aeration, and over seeded areas of turf throughout the community. The turf conditions were caused by sod web worms and chinch bugs; not lack of water. The area was treated. The irrigation system was set to run for 35 minutes. The zone timers were changed to 20 minutes. The sprinklers will be adjusted in the Spring, as needed. 3) There was a problem transitioning the meters when Beazer handed over the property to the Association. The issue has been resolved. There are currently six meters. There should be no more problems moving forward.

Architect Committee- If a homeowners does not apply for a modification, the management company will send a letter. The meetings will be held on the fourth Thursday of the month.

Rules Committee- The committee met to discuss several things. Birdfeeders and hanging planters were discussed. They recommend that birdfeeders and planters be moved to the property line so that it does not affect landscapers from mowing the areas. They can also be moved to an existing mulch area. They can also apply to the landscaping committee to have a mulch area created. Another issue that was discussed is what is allowed on the patios. Existing rules state that nothing is allowed. The rules were clarified to state that grills

are not allowed per township. But tables, chairs and outdoor chimneys are allowed. Also HO's are reminded to pick up after pets and that they must be on a leash.

OLD BUSINESS

Transition Study Update- About 18 months ago, HOA hired Falcon Engineering to do a transition report to determine any deficiencies that Beazer was responsible for fixing. An attorney then sent the report to Beazer. They denied that any of the issues were their responsibility. A "Cost to Cure" Study was then done to determine the cost to cure all the problems. The report stated that it would cost \$998K. Beazer refuses to do anything. The transition study and cost to cure study were sent to the township to take into consideration before releasing any bonds. Grading issues are many of the issues on the transition report. Beazer is in financial difficulty now.

NEW BUSINESS

2008 Contracts- The HOA put out bids for Landscaping and Snow Removal. Lindy's came in as the lowest bidder. They were chosen because they don't subcontract anything. The problem with Lipinski was that they subcontracted everything. The Board believes that Lindy's will do a better job supervising the work. References were checked. They deal almost exclusively with HOA's. Lawn care will be done on Thursdays so that they will look nice for the weekends. They have recommended changes in the lawn care program. He recommended a six step program, which was put into place with out increasing the cost by cutting cost in irrigation. The new property management is Community Services Management Group (CSMG). They will take over management on January 1. Information will go out to HO's regarding where to send their payments, etc.

2008 Budget Review- The HOA has had a lot of issues with water in 2007, so they are not sure what the actual cost of water will be for the coming year. There are a few properties that are not paying their dues and two that are in foreclosure. There is a deficit due to issues with the transition. The Board decided to have the assessment of \$250 per home in order to make up the deficit. A letter will be sent out to all homeowners. Federal requirements state that the budget must balance to \$0 every year. The 2008 Budget was presented. The budget for 2008 is \$346,868. It increased by about \$39K over 2007. Monthly dues will increase to \$138. By law, the budget must be established by December 31, 2007. The Board is striving to keep monthly dues low, but maintain the property as it should be maintained.

Next HOA Meeting- The next meeting will be January 10. There are three board seats opening up.

HOMEOWNERS OPEN FORUM

HO- Wondered if steps outside of back door are his or the HOA's responsibility. It is the HO's.

HO- Was worm and mold treatment part of the landscaping contract? Yes, but it was not enough. Additional treatment was necessary.

HO- Is there anything in rules about cigarette butts? There is nothing in the rules regarding this issue.

HO- The township rules require that dogs be curbed and leashed. If a dog causes brown spots on the lawn, the HO is responsible for repairing the areas.

HO- Can there be a reasonable timeframe for repairs to take place? There was a two week period that sod was not replaced after sprinklers were repaired. The sod was not replaced until the HOA was certain that the sprinkler system was indeed fixed.

HO- There was a discussion about the sprinkler system leaking and causing the ground to saturate with water. The Board said the system was tested for leaks.

HO- What is the rule about parking on the street? He has noticed that people are parking on the street and leaving their driveways empty. There are no rules or regulations prohibiting parking on the street as long as the

car is properly licensed and registered. The Board suggested writing a complaint to the property manager who can pass it along to the Rules Committee. HO suggested writing a letter to HO's asking everyone to be courteous to their neighbors regarding this issue.

HO- What steps are being taken to ensure that the transition between management companies will go smoothly? Information will be sent to HO's and posted to website to ensure everyone knows who to contact with questions.

ADJOURNMENT

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

Respectfully Submitted, Denise Adamic