

The Preserve at Deerfield HOA Meeting
December 10th, 2024 – 7:00 PM
Meeting Minutes

Twelve properties were represented in person or by proxy.

Board members Bryan Willis, George Wehner and Ben Zimmerman chaired the meeting.

The first item was discussion of the HOA finances. Robert Garrett supplied the 2024 budget to actual financial numbers. Bryan reviewed aloud the listing of expenses. That information will be published on the HOA website. With some exceptions, the HOA is consistent with 2024 budget numbers.

Notable items are

- \$60,300 was spent on road repair this year. Only Routine maintenance is expected for 2025.
- Weed spraying was not performed due to excessive rain during the spraying season
- Legal expense was much less than projected.
- Plowing was double the budgeted amount, due to several major snowfalls
- Fence repair was significantly less than budgeted, but repairs will be needed in 2025.
- Miscellaneous Common Area Maintenance has some unbilled tree maintenance costs of \$3500 to \$4500.

There was discussion regarding some line items

- Discussion of the quality of road repairs
- Unpredictability of snow events

The 2025 budget was then briefly discussed. Everyone agreed that the 2024 budget was adequate for 2025 and that no changes were necessary.

There followed a voice vote of the members to keep the 2025 budget and dues the same as 2024. The majority of members voted in favor, and no one voiced opposition.

The 2024 Budget to Actual spreadsheet will be posted on the HOA website.

Bryan asked for volunteers to be on the 2025 board.

A question was raised as to the responsibilities of the board members and Bryan outlined some items, adding that this is detailed in our governing documents.

Dean Jarvis volunteered. After discussion amongst themselves, the members of the board agreed to release Bryan from his years of service and Ben and George would continue to serve through 2025.

No voice vote of the members present was taken, this was unnecessary as there was only one candidate.

No one voiced any opposition; therefore the 2024 board consists of Dean Jarvis, George Wehner and Ben Zimmerman.

A suggestion was made to revise the Dues payment arrangements for 2025, It was proposed that dues be increased to \$1075, but if are paid in total by March 1st, the amount remains at the 2024 level of \$975. This is to relieve the burden of incoming checks throughout the year.

A vote was taken - "Shall dues be increased \$1075, but if are paid in total by March 1st, the amount remains at the 2024 level of \$975", All ayes, no nays.

The schedule for the 2024 dues will be sent in January.

That concluded the planned portion of the member meeting. The floor was opened for general discussion.

There was a discussion of options for a new HOA liability insurance policy as the current policy is being retired and not renewed. This policy expires on the 30th of December of this year. Options are being researched by the Treasurer and Board.

There was discussion of the gates at the back of the subdivision. The combination to the lock on our side of the road will be supplied to the members. The gate on the far side is not under our control.

The meeting ended at approximately 8:00pm.