

**DEERWOOD PLACE MASTER ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**October 25, 2010**  
**Clubhouse Deerwood Place**

**MINUTES**

A quorum was established with the all Board Members present: Craig Colbert, Jim McMurry, AJ Richwine and Marshall Larkin representing Building 200. Also, present was Lauren Andersen of Madison Property Management Solutions.

Craig Colbert called the meeting to order at 7:00 p.m.

Proof of notice was posted on the property at least 48 hours prior to the meeting.

**Owner Discussion**

An Owner asked the Board whether or not Beazer would be seal coating the asphalt as they promised. The Board stated that they did not expect Beazer to address it, but the Association has the seal coating scheduled for some time in 2011 as part of the Reserve Study.

The minutes of the August 4, 2010 Board of Directors meeting were reviewed by all Board Members.

**Motion was made by Marshall Larkin, seconded by Jim McMurry, to approve the minutes of August 4, 2010 Board of Directors Meeting as written. Motion carried unanimously.**

**Mailbox Repair as General Repair Expense**

In the August 4, 2010 Meeting, the Board approved the mailbox repair funds to come out of the Capital Contribution Fund. The repair is not able to come out of the Capital Contribution Fund and will be paid for out of the regular operating account. The plates will be made and Lauren Andersen, property manager, will be applying the plates to the mailbox.

**Motion was made by Marshall Larkin, seconded by Jim McMurry, to approve the mailbox repair to be paid for out of the regular operating account. Motion carried unanimously.**

**North Bulkhead Repair & Drainage System as Capital Expenditure**

There were two designs for the North Bulkhead Repair presented to the Board. The first design was completed by Brett Newkirk, the engineer that is working with the Association on the Beazer Settlement. Three proposals were presented based on Mr. Newkirk's design with costs ranging from \$8,245 - \$19,292. This design would keep everything contained in the Deerwood Place property. The second design was completed by Luke Brother's who also presented a proposal for \$4,300 for their design. This design provides for the water to be drained into the street near Montreux. Permission from Deerwood Place, LLC and Montreux would be needed.

**Motion was made by AJ Richwine, seconded by Marshall Larkin, to approve the design and proposal from Luke Brothers. Jim McMurry voted in favor and Craig Colbert was opposed. Motion carried.**

### **Landscape Update**

There are areas where the sod is not thriving. The Association is currently waiting on proposals for some of the sod replacement. Since the Association did not mulch everything this year, there is a credit with the Landscaping Vendor as that was part of the contract. The vendor has taken some soil samples to determine if the affected areas have disease or bugs of any kind. The Association is also bidding the contract from a cost standpoint.

### **Financial Update**

The Association utilized SB 1196 to collect rent from a tenant. There was one unit where this was applicable. A letter was sent to both the Owner and the Tenant to collect the delinquent amounts for both the Building and Master Association accounts. The Owner paid both accounts in full after receiving the letter.

The A/C in the Clubhouse was in need of repair. There was a freon leak which has been repaired. The compressor was also replaced.

### **Review Agenda for Annual Meeting**

The Annual Meeting will be on November 30, 2010 at 7:00pm in the Clubhouse. The mailing will be sent to all Owners in the next couple days. In the mailing will be the proposed budget, a limited proxy with the votes to pool the reserves and amend the documents in two places. The Board will need to appoint a seventh (7<sup>th</sup>) Board Member so if anyone is interested, please contact a Board Member or the Management Company.

**Motion was made by AJ Richwine, seconded by Marshall Larkin to adjourn the meeting at 7:38 p.m. Motion carried unanimously.**

**LA**