

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

MINUTES

A quorum was established with the following Board Members present: Bill Woods, Dean Gilliland, Jim McMurry, AJ Richwine, Ann Moberg and Craig Colbert. Also, present was Kathy Mayfield of Madison Property Management Solutions.

Josh Ashby was not in attendance.

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.

Chris Howard with Mowry Elevator also attended the meeting.

Chris Howard discussed with the board about adding surge suppressor to the elevator phone to save each building in phone bills each year.

The minutes of August 11, 2009 and the November 30, 2009 meetings were reviewed by all Board Members.

Motion was made by AJ Richwine, seconded by Dean Gilliland to approve the minutes of August 11, 2009 and November 30, 2009 as written. Motion carried unanimously.

Financial Update – Jim McMurry

As of December 31, 2009, the Master Association was over by an estimated \$10,000. Receivables continue to be high. Aggressive collections are taking place to collect the outstanding debt owed to the Association. The Board stated that if an Owner is behind, to please present a payment plan to begin clearing the debt.

Architecture/Maintenance Update – AJ Richwine

The fountain was repaired. The first leak was fixed, but that caused a second leak due to the pressure. All structural issues are now repaired.

The light system at the front entrance needs to have work done so that it operates correctly and efficiently. Dean and AJ will be obtaining quotes.

Two members are also needed to fill the Architecture/Maintenance Committee. The two members who will be joining AJ Richwine are Bob Dolman and Marshall Larkin.

Landscaping Update

The drainage problem behind Building 500 continues. Earthworks can install French drains to help alleviate the issue. When the previous landscaper installed mulch, they put down too much. It now needs to be re-distributed. There was also a discussion regarding removing the sago palms in the spring.

Deerwood LLC representation

There was a discussion regarding having a representative for Deerwood Place at the Deerwood LLC meetings.

Motion was made by Dean Gilliland, seconded by Ann Moberg to approve Lee Jesser as the Deerwood LLC representative. Motion carried unanimously.

New Schedule for Maintenance

Kathy Mayfield and John Flannigan are reconstructing the maintenance schedule so his time is divided between the buildings.

Pool contracts were submitted to the Board for review and a decision on who will hold the contract.

Motion was made by AJ Richwine, seconded by Ann Moberg to keep Rick Arsenault as the pool vendor. Motion carried unanimously.

The next Master Board meeting will be on March 30, 2010.

Motion was made by Dean Gilliland, seconded by AJ Richwine to adjourn the meeting at 7:35p.m. Motion carried unanimously.

LA