

DEERWOOD PLACE MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 29, 2011
Clubhouse Deerwood Place

MINUTES

A quorum was established with the following Board Members present: Craig Colbert, AJ Richwine, Marshall Larkin, Carole Gause, Ed Boatright, and Jim McMurry. Also present were Lauren Andersen and June Underwood of Madison Property Management Solutions.

Craig Colbert called the meeting to order at 7:12 p.m.

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

Owner Discussion

There was a brief overview of what happened since the last meeting. Gutters were installed on the mail kiosk. The drainage behind 600 is completed, but there are issues that will be addressed with the vendor, convex mirrors were installed in two locations on property, mailbox plates were installed with the mailbox numbers and we have a new landscaping company which is R&D Landscaping.

Approval of Minutes

Minutes from the January 25, 2011 Board of Directors Meeting were presented to the Board for review and approval.

Motion was made by Marshall Larkin, seconded by Ed Boatright, to approve the minutes of the January 25, 2011 Board of Directors meeting. Motion carried unanimously.

Part time Custodial Employee

With the increased demands Deerwood Place has now in regards to preventative maintenance and cleaning, it was proposed to hire a part time maintenance worker to assist our full time maintenance worker. It would be on a trial basis for six (6) months. There was discussion regarding establishing a maintenance shop and developing a maintenance list for John. AJ Richwine was asked to establish a maintenance list for John by the end of April.

Motion was made by Ed Boatright, seconded by Carole Gause, to approve hiring a part time maintenance worker for a six (6) month trial period. Motion carried unanimously.

Gate Entry/Security Systems

The gates open and close very slowly, which allows multiple cars to go through that may not belong on property. Upgrading the gate system would improve this. The upgrades would include rapid openers, photo eye sensors to ensure gate doesn't close on cars, a new sensor for the outbound gate, new security camera and a small speed bump in the u-turn area. It was also discussed to put timers on the pedestrian gates so that they can be shut down at night to force people to come through the entrance gate. Chipman Services will offer a 5% discount if all of the upgrades are approved.

Motion was made by Carole Gause, seconded by Craig Colbert, to approve all upgrades by Chipman Services. AJ Richwine and Marshall Larkin approved. Ed Boatright voted against. Motion carried.

Let it be known that Jim McMurry left the meeting at this time.

Pool Rules

Revised pool rules were presented to the Board for the 2011 season. Changes that were made include not allowing drinking games and all doors to the clubhouse and fitness center must remain closed unless approved in advance in connection with a clubhouse reservation.

Motion was made by Craig Colbert, seconded by Carole Gause, to approve the revised 2011 pool rules. The rules are to be posted on every door in the community and placed at the pool area. Motion carried unanimously.

Pool Area Leaks Repair

This item was tabled so further research could be completed.

Clubhouse Remodel

This item was tabled for a later discussion.

Landscaping Update

R&D Landscaping has begun work onsite. They are cleaning up a lot of the overgrowth. Mulch will be put down mid April as well. There was a proposal submitted to the Board for some repair work that is needed throughout the property and sod. The proposal is for \$5621.50.

Motion was made by AJ Richwine, seconded by Marshall Larkin, to approve the proposal from R&D for \$5621.50. Motion carried unanimously.

Financial Update

February 28, 2011 financials were issued.

Operating Account:	\$29,455
Total A/R:	\$37,395
Total A/P:	\$12,060

Other Items

Deerwood Place, LLC provided an update. The two lots that face snap fitness have been purchased. Overnight parking through Deerwood Place, LLC property is being enforced. Cars are not to be left over night. They requested signs be placed so that our residents know they cannot park on their property overnight.

Motion was made by Craig Colbert, seconded by Carole Gause, to adjourn the meeting at 8:54 p.m. Motion carried unanimously.

LA