

DEERWOOD PLACE MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 26, 2011
Clubhouse Deerwood Place

MINUTES

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

Craig Colbert called the meeting to order at 7:06 p.m.

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

Owner Discussion

It was announced that Deerwood Lake Property Owners Association, Inc. has installed a street sign at Gate Parkway.

Approval of Minutes

Minutes from the June 28, 2011 Board of Directors Meeting were presented to the Board for review and approval.

Motion was made by Ed Boatright, seconded by Marshall Larkin, to approve the minutes of the June 28, 2011 Board of Directors meeting. Motion carried unanimously.

Project Updates

- a. The coke machine will be installed on property by August 5, 2011. The site survey has been complete.
- b. The acceptance for the nighttime swimming study was sent to Brett. The Association has provided him plans and keys to complete his inspection.

Financial Update

- a. General Update:
April 30, 2011 financials were issued.
Operating Account: \$16,952
Total A/R: \$22,115
Total A/P: \$3,136
- b. A/R Summary: The units delinquent were reviewed by the board. One unit which was in Bankruptcy sold to the bank. One unit paid in full. The collections policy was discussed again. It was decided to create a committee to investigate additional collections options that the Association has.

Motion was made by Ed Boatright, seconded by Jim McMurry, to approve the creation of a committee to investigate additional collections options that the Association has. Craig Colbert voted against. All others were in favor. Motion carried.

It was also discussed to send a notice to Owners regarding collections actions and the guide to common elements in the Master Associations Annual Meeting packet.

No Parking Signs In Front of Buildings

- a. Building 200 requested the installation of a sign by their portico that notifies residents that that area is a loading zone only. Representatives from Building 100 stated they have a sign created already that they would like to bring to the next Board meeting as an option for the signs. The Master Board must approve any signage that is installed and they would like it to remain consistent if approved.

Maintenance Schedules

This agenda item was tabled.

Any other new items

- a. The fountain at the entrance sign is down. The cavity filled with water. Innovative Fountain has been out to look at the pumps and will be sending a proposal. The Board requested Rick Arsenault be contacted as well.

Motion was made by Jim McMurry, seconded by Marshall Larkin, to adjourn the meeting at 7:59 p.m. Motion carried unanimously.

LA