

DEERWOOD PLACE MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 30, 2011
Clubhouse Deerwood Place

MINUTES

A quorum was established with the following Board Members present: Craig Colbert, Marshall Larkin, Ed Boatright, Jim McMurry, Carole Gause, Josh Ashby and AJ Richwine. Also present was Lauren Andersen and Melissa Burbank 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

A meeting of all associations will take place on September 12, 2011 in the Clubhouse in order for Owners to ask questions in regards to the work Beazer is completing. Brett Newkirk, the Associations engineer, will be in attendance as well.

Approval of Minutes

Minutes from the July 26, 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 July 26, 2011 Board of Directors meeting as presented. Motion carried unanimously.

Project Updates

- a. The initial study completed by Brett Newkirk was presented to the Board for review. Brett is currently talking to an electrician to obtain further information in regards to what would need to be completed in order to obtain approval. Deerwood Place currently does not have any surface lighting, so becoming approved for nighttime swimming would require a new lighting system for the pool area.

Fountain Update

- a. Two proposals were submitted to the board for approval. The sump pump was not being maintained and will need to be replaced. A Board member said that Arsenault previously maintained the sump pump, but that service stopped at some point.

Motion was made by AJ Richwine, seconded by Ed Boatright, to approve the proposal submitted by Arsenault and to revise the current pool contract to include the maintenance of the sump pump at the entrance sign. Motion carried unanimously.

2012 Preliminary Budget

The 2012 Proposed budget was presented to the Board for initial review before mailing it to the Owners. The proposed budget calls for a slight increase in the quarterly fees. The Board agreed that the proposed budget was ok to mail out with the notice of the meeting where it will be decided upon.

Financial Update

- a. General Update:
July 31, 2011 financials were issued.
Operating Account: \$51,879
Total A/R: \$29,898
Total A/P: \$11,204
- b. A/R Summary: Units that are past due were reviewed. Ed Boatright requested Madison provide a copy of legal paperwork for a unit in building 600.

Clubhouse Access

- a. The use of the clubhouse was discussed. Some board members would like to leave the clubhouse unlocked, allowing access with the swipe cards residents have.

Motion was made by Marshall Larkin, seconded by Ed Boatright, to approve leaving the clubhouse unlocked and accessible with the resident swipe cards. The guidelines for the pool are to be followed. AJ Richwine and Jim McMurry were in favor. Craig Colbert, Carole Gause, and Josh Ashby were against. Motion carried.

Maintenance Schedules

Maintenance was discussed. Madison will finish the schedules that the committee provided in conjunction with reviewing the employee(s) that are assigned to Deerwood Place.

Motion was made by Carole Gause, seconded by Jim McMurry, to adjourn the meeting at 8:26 p.m. Motion carried unanimously.

LA