

**MINUTES – ANNUAL MEETING**  
**Deer Ridge HOA**  
**December 4, 2021**

**Attendees**

Lonnie and Charley Rule  
Vanessa and Toby Scott  
Suzanne and Dale O’Neill  
Darla and Jerry Hollars  
Betsy Gray and Michael Means

An Annual Meeting of the Deer Ridge HOA was held on Saturday evening, December 4<sup>th</sup>, 2021 at Lonnie and Charley Rule’s home. We gathered at 6 pm to first enjoy a variety of delicious potluck dishes and the meeting then commenced at approximately 7:10 pm.

Everyone present was happy to meet and welcome Vanessa, Toby and their daughter Vivien to Deer Ridge Estates. The Scott’s are currently building their home on Lot 2. Charley provided to them a general overview of our meeting schedule and will ensure they receive copies of the CC&R’s, corporate documents and design guidelines, including Three Canyons material.

**End of Year Financials – 2021**

Charley distributed the attached Deer Ridge Estates End of Year Report 2021.

The second line item: “HOA Dues/Road Fees Received” is \$2,100 short for dues and \$4,000 is overdue for the road repair (Special Assessment) last year. Late Notices will be sent to those who have not made payment. As outlined in the CC&R’s, it was discussed that for Special Assessments, when a property is listed for sale or when a refinancing occurs, a lien can be recorded at that time.

Under Expenses, the only item of note was under Landscaping and Groundskeeping. In order to make spraying of weeds easier and more efficient for one person (Charley in this case) to handle this responsibility, it was agreed by the Board to purchase a small trailer. If anyone needs to use / borrow the trailer, they are welcome.

## **Other Issues**

Lonnie asked whether we need more signage to protect people or whether the current signage is sufficient. It was agreed by everyone that we should be fine.

Regarding the common area in front of the mailbox station, it was unanimously agreed that should any plantings be considered, only water-wise plants requiring minimal or no maintenance should be planted.

Charley reiterated the need for a Treasurer. Since there is a conflict of interest issue, we need someone other than Lonnie to assume this responsibility. We are grateful that Vanessa Scott indicated she would be willing to step in and Lonnie will assist with the training. Thanks! Also, Darla stated she wants to remain a member of the Board to assist with anything needed. We thank her so much for the Mailbox Station. This addition helps in not only adding value to property values but it also makes it so much easier for members to check mail.

The issue of allowing metal roofs for future homes was discussed because of their durability. A majority said yes although there will be some caveats to be discussed at a later date.

Michael reported that for the past two years, we have been at net zero (we generated more than we used) due to the solar panels.

Dale has been fabricating ADA-approved ramps for the disabled in his woodshop for some time. He mentioned that this all-volunteer work project has given not only the disabled folks a renewed outlook on life but has also given the volunteers involved a sense of gratitude and purpose. In the event you see cars outside of Dale's wood shop, he wanted neighbors to know what was going on.

The meeting adjourned at ~ 8 pm. We thank Lonnie and Charley for their continued contribution to our HOA and for their kind hospitality!

Happy Holidays!

Betsy Gray  
Secretary