

Deacon Ridge Condo HOA Board of Directors Meeting

October 8, 2020 5:00pm

In attendance were Dan Hyre, Norma Spears, Sarah Webb, John Abbott, Marie Pierce and Mac Dougherty (Zoom).

Dan Hyre opened the meeting at 5:08 pm and closed the meeting at 8:30pm.

Secretary's Report/Old Business was covered by Dan Hyre.

- RPM will send a second eblast notifying owners that smoke detectors have a life span of 10 years and replacement may be necessary.
- Marie was reminded to have our lawyer review the bylaws/covenants for removal of Kavanagh Associates from documents.
- Marie will call Cactx for a quote to resurface and restripe the parking lot.

New Business

- Will Harris from Harris & Company outlined the details of our new HOA Insurance Policy followed by questions from board members. Details of the policy can be directed to Marie Pierce-RPM.
- Water audits are continuing for 600 Scholastic and 400 Timberline where higher than normal water bills have been ongoing.
- A fine hearing for violations of the HOA rules and regulations has been scheduled for 21 October at 5pm for the owner of 413 Timberline Ridge Court.
- Owners with units that have patios need to inspect their patios for excessive dirt and mold. Precision Pressure Washing has quoted a price of \$50.00 to clean patios. RPM can be notified if an owner wants this service.
- New pine needles will be added to the property the first week of December by Benitez Landscaping.
- General Security has recommended that the 3G cellular units be updated to new LTE units. The cost would be \$399+tax per building and must be completed by December 2021 because the 3G service will be shutting down. Marie to get a second bid (phone carrier) and advise board. Board will decide on timing of the upgrade once the second bid is available.
- Maria was asked to get a quote from Seegars Fence to install razor wire on the fence line behind 800 Timberline, 400 Timberline, and 200 Timberline due to increased vandal entry.
- The second edition of the DR Newsletter was approved and will be mailed to all owners in October.
- The following motions were passed:
 1. Renewal of our contract with RPM
 2. Renewal of our contract with Benitez Landscaping
 3. Renewal of our contract with our Security Officer-Will Johnson
 4. 2021 Operating Budget

Submitted by Dan Hyre