

Deacon Ridge Condo HOA Board of Director's Meeting

April 2, 2021 at 1:30 pm

In attendance were Dan Hyre, Norma Spears, John Abbott, Larry Webb, Sarah Webb, Marie Pierce, Larry McMillian, and Will Johnson.

Dan Hyre opened the meeting at 1:35 pm and closed the meeting at 2:51 pm.

New Business:

- Norma Spears made a motion, seconded by John Abbott, that RPM secure a loan from BB&T in the amount of \$200,000 to cover the cost of new roofing for 14 buildings at a rate of \$20,350 per building. Unanimous approval by the Condo Board.
- Norma Spears made a motion, seconded by Sarah Webb, that we pay DMR \$24,490.00 for sewer damage repairs to 511, 512, 513, and 514 Scholastic and \$12,316 for water damage repairs to 214 and 224 Timberline. The board chose not to make an insurance claim due to a possible increase in premiums. Unanimous approval by the Condo Board.
- Parking lot sealcoating and striping at a cost of \$24,715 was tabled for future consideration.
- Gate codes will be changed due to move-outs and abuse of assigned codes.
- John Abbott will edit our next newsletter with the theme "Owner and Renter Responsibilities" due out in early May.
- Board members will once again do summer entrance plantings.
- Dan Hyre made a motion, seconded by Larry Webb, that we purchase a Simpson Power Shot 3400 Gas Pressure Washer for numerous uses on the grounds. Unanimous Master Board approval.
- Dan Hyre updated the current owner/renter residents at Deacon Ridge as 83 owners and 82 renters, based on the gate code/security access information data sheets.
- Will Johnson will gather information from the Winston-Salem Police Department Community Connect Program-Fusus which will connect the police department to our current camera system and make recommendations.
- Marie Pierce forwarded to our insurance company an injury claim to Kaylee Godfrey (renter) at the 400 Scholastic building on January 28, 2021 for review.
- John Abbott made a motion, seconded by Norma Spears, that Larry McMillian fill the board vacancy vacated by Mac Dougherty. Unanimous Condo Board approval.
- The board accepted the resignation of board members Larry Webb (Master) and Sarah Webb (Condo) due to relocation.
- Marie Pierce announced that Kim Slappe would replace Lisa Reynolds as Assistant Property Manager effective immediately.
- Marie Pierce was asked to send out an email blast to all owners and residents:
 - If you have an Apollo Hydro-Heater (heat/hot water heater), the original equipment is 20+ years old: PF Plumbing 336 778 2008 – Vendor is familiar with repair/replacement of this system.

Submitted by Dan Hyre