

Deacon Ridge HOA Meeting Minutes - February 22nd, 2023

The meeting began at 5:06 p.m. & the following people were in attendance: Dan Hyre, Norma Spears, Larry McMillian, Steve Blalock, John Abbott, Will Johnson, Marie Pierce (RPM) and Kim Slappe (RPM).

AGENDA.

- I. Financial Update-
- II Eblast System-Kim will enter all residents into system by March 15.
- III. Property Inspections- Discussed about Kim Slappe conducting monthly property inspections and taking note of violations observed during visits.
- IV. Gate Update-codes plus hours of operation-Dan will change all access codes.
- V. Door King Cellular Upgrade System plus replacement options for exterior panel General Security quote was discussed with Kim to get a second quote.
- VI. Camera System Additions-200 Timberline/100 Scholastic- A motion was made by Norma to inquire about the resolution quality of the proposed new cameras. The motion was seconded by Steve and unanimously passed by all.
- VII. Fine System details/enforcement-Liens
- VIII. Procedure for new owner updates into RPM system
- IX. Main entrance doors/maintenance issues/locksmith recommendation
- X. Vendors- 1.Railing vendor needs to submit a certificate of insurance & W9 to RPM to have on file.
- XI. Current project(s) approval-
 1. Get a quote from Anthony's Lock Service to replace pins in all door locks for each building to be replaced all at once. Have pins serviced annually (lubrication of pins) but not to be replaced unless broken.
 2. Carpet shampooing to be completed (2 buildings on Scholastic side and 5 on Timberline side) cost is \$275 per building. Norma made a motion & Dan seconded which passed unanimously. To be completed by Yates carpet cleaning service.
 3. Railing replacement- 9 more buildings left to complete. Larry to get quote by March 15th.
 4. Pressure wash sidewalks. Timberline side was completed in 2022 but nothing was done on Scholastic side. Will need to be budgeted for in the upcoming year's budget planning. Larry to get quote by August. 4. Will made a motion to use different pressure washing service for vinyl building siding & John seconded which passed unanimously.
 5. Brandon to quote dryer vent cages.
- XI. General security visited property & RPM needs to compare 2022 payment to 2023's.
- XII. Recent Insurance Claim-

The meeting adjourned at 6:54 p.m.
Will Johnson