

Deer Ridge at Paradise Cove HOA, Inc.

P.O. Box 902

Murphy, North Carolina 28906

Monthly Board Meeting

June 18, 2025

BOARD MEMBERS PRESENT:

President – Matt Brickman, Vice President - Dave Quinto, Treasurer – Tami Louis, Director - Kim Clark, Secretary - Steve Buchanan

DECLARATION OF A QUORUM / CALL TO ORDER:

Meeting was called to order at approximately 4:10 pm and a quorum was declared with board members present via ZOOM. (Vice President David Quinto arrived at approximately 4:11 pm)

APPROVAL / CORRECTIONS OF PAST MINUTES:

Meeting minutes from the previous meeting were reviewed and approved by the Board.

TREASURER REPORT:

The current HOA total balance is \$47,952.21. Road CD balance is \$3,749.79; Gate CD balance is \$2,093.88

OLD BUSINESS:

Third Well: The third well is complete and operational. A blanket needs to be purchased before winter to insulate the well.

Well's One and Two PM: David will make arrangements with Wilson Well for preventative maintenance to be completed on wells one and two.

Well Water Testing: Testing with Earth Environmental Service (EES) continues to have great reports. The additional well will require testing and budgets should be increased for this added cost. Steve contacted the State of North Carolina and Mark with EES regarding the completion of the third well. We are waiting on requirements from them. Mark will also reach out to Jennifer with the State to make sure we remain in compliance.

Tom's Asphalt Road and Easement Work: Tami advised she has been in constant contact with Blaze Ritz from Tom's Asphalt for Phase 1 (drainage and stormwater work) to begin. It is anticipated the work should begin in a few weeks.

NEW BUSINESS:

Annual Meeting: The annual meeting is scheduled for Saturday, July 12, 2025 at 9:00 a.m. EST. Kim will contact the Volunteer Fire Department to reserve the meeting space. Steve will generate the property owner notification documents and mail them during the week of June 22nd. Matt will provide Steve the annual meeting "unfinished business" bullet points.

Tenure of Board Members: Two board member positions will be open for voting at the annual meeting: Treasurer and Director. This will position the board for staggered 2-3 terms and in compliance with our bylaws. The board member positions are for two (2) years.

Disruptive Renters: Complaints were presented to board members the week of June 9th regarding a property with short-term renters being disruptive and loud. The situation was brought to the attention of the owner and the situation was resolved. No further action required at this time.

Delinquent Property Owners: One property owner is still delinquent on fees and unresponsive; their property has been turned over to our HOA attorney for legal proceedings. Another property owner has been paying their past due fees as scheduled and promised.

New Street Signs: New street signs will be ordered. Tami will research the signs' cost. Five signs are required.

The meeting was adjourned at approximately 5:14 p.m. EST