

Deer Ridge at Paradise Cove HOA, Inc.

P.O. Box 902

Murphy, North Carolina 28906

Monthly Board Meeting

March 17, 2025

BOARD MEMBERS PRESENT:

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

DECLARATION OF A QUORUM / CALL TO ORDER:

The meeting was called to order at approximately 4:00 pm, and a quorum was declared with board members present.

APPROVAL / CORRECTIONS OF PAST MINUTES:

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

TREASURER REPORT:

The HOA currently has \$40,283.97 in the general checking account, \$3,686.54 in a Certificate of Deposit dedicated for road repairs, and \$2,060.20 in a Certificate of Deposit dedicated for the entrance gate.

OLD BUSINESS:

Potholes-Road Surface Condition: The HOA Board met and surveyed the community road surface conditions. There were several areas in need of temporary repair. There needs to be a long-term solution to the road surface conditions; patching is a short-term solution to a long-term problem. Consultation with asphalt contractor(s) will be needed.

New Well: The new well is still slated to begin shortly. The well contractor is working on a personal well for a Deer Ridge homeowner and will begin our community well right after that completion.

Well Water Testing: Community water testing continues to have great results. If the well testing results continue to be favorable, we can minimize the frequency of some of the testing required by the State of North Carolina.

Annual Fee Payments: Some members still have not paid their respective annual or new well fees. The HOA attorney has been contacted, and the severely past-due accounts will be turned over to them for legal action.

Speeding-Speed Bumps: There are concerns over the placement of speed bumps in the community. New research advises against such devices in steep grade environments. The HOA Board is considering whether to remove the speed bumps and consider alternative, safer, and more appropriate methods to control excessive speeding in the community.

NEW BUSINESS:

Snow and Ice Removal: Discussions were made regarding removing snow and ice from the community roads during inclement weather. There are safety concerns regarding first responders ' reaching homeowners in an emergency. Research will be conducted to obtain estimates on contracting with a service to treat or remove snow and ice from the community roads during these times.

Historical Water Testing Fines: The State of North Carolina may have issued outstanding fines from 2023 to 2024 due to improper or no water testing. Steve will contact the state to determine if any penalties exist.

The next Monthly Board Meeting has not been scheduled. It will be held via Zoom. HOA property owners will be notified via email, and the board meeting information and Zoom link will be posted on our community website.

The meeting was adjourned at approximately 5:02 pm.