

Deer Ridge at Paradise Cove HOA, Inc.

P.O. Box 902

Murphy, North Carolina 28906

Monthly Board Meeting

September 25, 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 4:00 pm (EST) and a quorum was declared with board members present via ZOOM.

APPROVAL / CORRECTIONS OF PAST MINUTES:

Meeting minutes from the August 21, 2025 meeting were reviewed and approved by the Board.

TREASURER REPORT:

The current HOA total balance is approximately \$32,650.41 (Tami was out of town and did not have the exact total with her). Road CD balance is \$3,747.58; Gate CD balance is \$2,093.88

OLD BUSINESS:

Three Well's Preventative Maintenance: Completed

Well Water Testing: Completed and continues month to month.

Tom's Asphalt Road and Easement Work: Tami advised she has been in contact with Tom's Asphalt for Phase 1 (drainage and stormwater work) to begin. It is anticipated the work should begin in October - we are on his schedule. We have no alternative contractor to perform the work.

Community Common Area and ROW Lawncare: Dawson Grizzle submitted a bid of \$350.00 per month. The bid was voted on and approved. He will conduct one "trial" cutting in a few weeks to ensure his work is what the HOA is expecting. If acceptable, he will cut once a month for approximately 5-6 months (growing months) in 2026. The budget will be updated for this expense.

NEW BUSINESS:

Budget: The 2026 budget will be worked on in the next few weeks.

Well Replacement Pump: Dave will get a bid from the well company to replace Well 2's aging pump. This cost will be incorporated into the 2026 budget. The HOA wants to replace the pump prior to its malfunction to prevent an interruption in water service.

Well Committee: The idea to form a "Well Committee" was brought up. This committee would be the "go to" persons for water issues. Kim will seek volunteers for this committee. The HOA is also considering alternative methods for emergency contacts.

UV Bulb: A new well UV bulb was ordered. Dave will install the UV bulb, replacing the expiring one. In addition, a new UV bulb glass sleeve will need to be replaced in approximately one year, per the well company.

Well Blankets: Dave will reach out to the well company for quotes on well blankets in preparation for the upcoming winter months.

NON BOARD MEMBERS COMMENTARY: (There were no property owners who attended the meeting)

The meeting was adjourned at approximately 4:59 p.m. EST