

Deer Ridge at Paradise Cove HOA, Inc.

P.O. Box 902

Murphy, North Carolina 28906

Monthly Board Meeting

November 21, 2024

BOARD MEMBERS PRESENT:

President – Matt Brickman, Vice President - Dave Quinto, Treasurer – Denise Griffin, Director - Lorie Maschmeier (all members appeared via ZOOM) (Steve Buchanan - Absent)

DECLARATION OF A QUORUM / CALL TO ORDER:

Meeting was called to order at approximately 4:02 pm and a quorum was declared with board members present via ZOOM.

APPROVAL / CORRECTIONS OF PAST MINUTES:

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

TREASURER REPORT:

The HOA balance is \$30,117.18. No delinquent payments have been received since October, 2024 meeting.

OLD BUSINESS:

Potholes-Road Surface Condition: A road surface contractor was contacted. Due to the relatively small size of our project and cold weather approaching; a bid could not be obtained. The contractor did advise that at the end of the year, they may have materials that could be used for our project - they will keep us advised. In the meantime, the HOA has several bags of asphalt pothole fill that will be used in needed roadway locations within the community.

New Well: The new well is still slated to begin in approximately two weeks. A temporary power pole has been installed at the well location. This work is being conducted by Wilson Well Service. There have been no advised delays by Wilson Well Service to the board.

Social Media: The community Facebook page is active with several property owners participating.

Speeding: Additional speed bumps were purchased and will be installed in the area of 265-278 Confederate Circle. We are waiting on volunteers to install. (Johnny Biggs)

Community Water Testing: The water testing procedure seems to be working with no adverse test results.

NEW BUSINESS:

Board Members Resigning: Effective January 1, 2025, HOA Board Members Lorie Maschmeier - Director and Denise Griffin - Treasurer will be resigning from their respective positions and the board. A unanimous vote by the board approved Kim Clark as our new Director and Tami Louis as our new Treasurer. Both new board members accepted the positions.

2025 Budget: The 2025 HOA budget was approved by the board. Steve Buchanan will send invoices, copies of the 2025 budget, and the budget voting ballots to property owners via U.S. Mail prior to December 1, 2024.

Delinquent Property Owners: The board unanimously voted to have our HOA attorney proceed with filing liens against the delinquent property owners. This process will begin in mid-January, 2025.

North Carolina Water Penalty: The State of North Carolina proceeded with penalties against our community due to non-compliance of water testing approximately one year ago. The exact amount of the fees is unknown and the board is attempting to get this resolved without having to pay a penalty.

The meeting was adjourned at approximately 4:35 pm.