

*Deer Ridge* at Paradise Cove HOA, Inc.

P.O. Box 902

Murphy, North Carolina 28906

**Monthly Board Meeting**

**August 1, 2024**

**BOARD MEMBERS PRESENT:**

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

**DECLARATION OF A QUORUM / CALL TO ORDER:**

Meeting was called to order at approximately 4:02 pm; no other HOA membership was present for a quorum to be called.

**APPROVAL / CORRECTIONS OF PAST MINUTES:**

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

*STEVE / DAVID*

**TREASURER REPORT:**

The HOA currently has \$23,632.34 in the general checking account, \$3,500.85 in a Certificate of Deposit dedicated for road repairs, \$3,500.60 in a Certificate of Deposit dedicated for well repairs / maintenance, and \$2,000.00 in a Certificate of Deposit dedicated for the entrance gate. The HOA new well fee of \$300.00 per lot owner is due on August 15, 2024. A reminder will be sent to lot owners. The Treasurer's Report was approved by the Board.

**OLD BUSINESS:**

Potholes: Lorie Maschmeier advised that she was going to purchase additional pot hole repair kit(s) and volunteer to help patch the road surface where needed the most.

New Well: The new well is still slated to begin this fall; possibly during the month of October. This work is being conducted by Wilson Well Service. There have been no advised delays by Wilson Well Service to the board.

Well Water Testing: Kevin Powers had assisted in conducting the monthly required well water testing on both upper and lower wells. The board addressed this issue in the New Business portion of our agenda. There had been no advanced bi-annual water testing as required by the State of North Carolina to date. The board addressed this in the New Business portion of our agenda.

**NEW BUSINESS:**

The Board is looking at increasing the annual HOA fees to each lot owner to offset the rising cost of road repairs, well - water maintenance, legal fees, operations costs, electricity, entrance gate operations, and future improvements to our community. This will continue to be reviewed and considered.

A determination was made on which properties were included on the upper and lower wells. The lots receiving service from the lower wells are: Lot 1, Lot 4A, Lot 7, and Lot 38. All other properties receive water service via the upper well.

The State of North Carolina mandates our community to conduct two water tests per year, (January-July and July-December) to determine the amount of lead present. To date, our community has not complied with these newly determined requirements. Ex HOA Vice President, Rich Louis has been negotiating with the state to determine if any fines levied against the HOA for non-compliance can be reduced or eliminated. It is unknown the dollar amount, currently we may be liable for. It is our understanding that once we produce "clean" lead water testing for two consecutive tests, this will not be a bi-annual requirement moving forward.

The board is considering hiring Earth Environmental Services (EES) to perform all water testing on a monthly and the required bi-annual basis. This would be a full service testing; EES would respond and collect the water samples, then provide the subsequent testing and results. Denise Giffin volunteered to assist with water collection. The approximate cost for the testing is as follows: Monthly Total Coliform 50.00 per well, Inorganics and Secondaries 300.00 per well - Once a year; and Lead & Copper 200.00 per well - twice per year.

**SPEEDING REPORT:**

Speeding appears to continue to be an issue even with the newly installed speed bumps. Discussion was made to consider purchasing additional speed bumps and possible locations for installation in the Confederate Circle area around lots 12A and B. Discussions will continue.

**LOT MAINTENANCE:**

Property owners will be notified if there appears to be a violation. Bylaws need to be reviewed to ensure the owners are aware of possible infractions.

The next Monthly Board Meeting is scheduled for Thursday, September 5, 2024 at 4:00 pm. The meeting 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 4:42 pm.