

Deer Ridge at Paradise Cove HOA, Inc.

P.O. Box 902

Murphy, North Carolina 28906

Annual Board Meeting

July 12, 2025

BOARD MEMBERS PRESENT:

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

Vice President - Dave Quinto (ABSENT)

DECLARATION OF A QUORUM / CALL TO ORDER:

The meeting was called to order at approximately 9:00 am (EST) and a quorum was declared with four of five board members present.

PROOF OF MEETING NOTICE:

The meeting agenda, notice of meeting, and ballot were mailed to all property owners on or about June 23, 2025. No mailers were returned due to invalid addresses.

APPROVAL / CORRECTIONS OF PAST MINUTES:

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

TREASURER REPORT:

The HOA currently has \$41,837.10 in the general checking account, \$3,746.79 in a Certificate of Deposit dedicated for road repairs, and \$2,093.88 in a Certificate of Deposit dedicated for the entrance gate.

OLD BUSINESS:

New Well: The new well is by Wilson Well Service is operational and in compliance with the State of North Carolina. Steve Buchanan has been in contact with the state to provide them required information.

Well Water Testing: EES, Earth Environmental Services continues to perform the HOA's community water testing. Water test results have been good with no negative test results. EES will continue testing, including the third well, with results being submitted to the State of North Carolina. There will be additional water testing expenses due to the additional well.

Community Road Repairs: The board has approved water egress and road surface repairs for the community. This will be a two phase project. The first phase will address the water egress issues including culverts, pipes, and ditch lines. Phase two will be the implementation of asphalt patching utilizing infrared patching.

Fiber Optic Installation: No new updates regarding the time frame this service may be available in our community.

Speeding in the Community: Speed bumps had been previously voted on for removal by the board and there are no changes to this issue. Speed bumps are not allowed on the community road surfaces.

NEW BUSINESS:

Entrance Gate: Historically, an operational entrance gate has been perceived as a priority for some property owners. That said, the HOA obtained an estimate for an operational entrance gate. Of the property owners attending the meeting, only two or three indicated by a show of raised hands their interest in moving forward with the expense of installing an operational gate.

2026 Budget: The board presented three budget scenarios in terms of a “per month” cost per lot. The proposed fees ranged from \$50.00, \$75.00, and \$100.00 per month. Currently the monthly per lot, per month fee is \$50.00. The board suggested a fee increase due to continuing operational costs and expenses. The final budget will be proposed and voted on later this year. Budget examples were provided to the property owners.

Property Owner Meeting Etiquette: During the annual meeting, one property owner failed to display himself in proper meeting interaction and etiquette. During formal HOA meetings there is a customary and accepted behavioral foundation that is considered polite, respectful, and appropriate within the situation. This is to ensure smooth and respectful interactions. This individual was argumentative, disrespectful, interruptive, disorderly, and fundamentally out of line. The board will not accept this type of behavior in future meetings and will ask those individuals exhibiting such behavior to leave.

ELECTION OF BOARD MEMBERS:

A request for nominations to fill two board member positions: Treasurer and Director were opened to the membership. Two names were brought to the board by the members, Tami Louis and Kim Clark. Both Kim and Tami were approved by a show of hands at the meeting. Tami Louis has assumed the position as Treasurer and Kim Clark has assumed the position of Director. All other board positions remain the same.

The next Annual Board Meeting will be held on Saturday, July 11, 2026 at 9:00 am (EST). The location will be determined at a later date.

The meeting was adjourned at approximately 10:14 am (EST) by President Matt Brickman.