

Deer Ridge at Paradise Cove HOA, Inc.

P.O. Box 902

Murphy, North Carolina 28906

Monthly Board Meeting

September 5, 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 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 currently has \$25,704.09 in the general checking account, \$3,686.38 in a Certificate of Deposit dedicated for road repairs, and \$2,060.00 in a Certificate of Deposit dedicated for the entrance gate. There are members who have not paid their annual HOA dues and several members who have not paid the \$300.00 new well monies. The CD for well-water was confirmed to be cashed in and used to assist in paying for the new required third well.

OLD BUSINESS:

Potholes-Road Surface Condition: We will get an estimate to repair/resurface the parts of the community roads deemed the most in need. This will be requested by the same road contractor used recently. Lorie Maschmeier volunteered to be the point-person for this endeavor. She will report back to the board with the outcome.

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: The HOA Board approved a motion for EES for the monthly, bi-annual, and annual required water testing. These tests are required by Cherokee County and the State of North Carolina. The vote was 4-Yes and 1-Abstaining.

New Well Fee: Several members have not paid their respective \$300.00 new well fee. David Quinto will reach out to those members and remind them of this required fee.

NEW BUSINESS:

Speeding: There appears to be the perception of speeding in the community. It was discussed that this was being done by residents, commercial delivery vehicles, and visitors. Although we don't know the exact speed of the vehicles (one resident advised she was "yelled" at by another resident while driving on the community roads going the posted speed limit to slow down) a motion to add speed bump(s) was brought and seconded by the board. The aforementioned speed bump(s) will be placed in the area of Denise Griffin's residence on Confederate Circle.

Water Drainage: Discussions were made regarding the water flow down the west side of Confederate Circle by Lots 12A and 12B. The culverts do not appear to be deep enough to handle the quantity of water that is flowing down the mountain. As a result, the asphalt road surfaces in that area are being damaged. Lorie Maschmeier volunteered to be the point-person for getting estimates to dredge the culverts in that area to improve water flow. She will report back to the board these estimates.

Lot 21 Maintenance: There were complaints regarding the overgrown weeds around the residence located at 390 Confederate Circle. Steve Buchanan will contact the owner and advise them of the complaints.

Cats: There was a complaint made by an HOA member regarding cats around his property that do not belong to him/her. The cats seem to be urinating in their outdoor areas. There were no other complaints made by other members; this seems to be an isolated incident. No action taken at this time.

The next Monthly Board Meeting has not been scheduled. 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 5:02 pm.