

Deer Ridge at Paradise Cove HOA, Inc.

P.O. Box 902

Murphy, North Carolina 28906

Monthly Board Meeting

August 21, 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 4:02 pm and a quorum was declared with board members present via ZOOM.

APPROVAL / CORRECTIONS OF PAST MINUTES:

(Meeting minutes from the 2025 Annual Meeting will not be approved until the 2026 Annual Meeting)

TREASURER REPORT:

The current HOA total balance is \$32,650.41. Road CD balance is \$3,746.79; Gate CD balance is \$2,093.88

OLD BUSINESS:

Three Well's Preventative Maintenance: David will make arrangements with Wilson Well for preventative maintenance to be completed on wells one and two. Additionally, check the pressure on the new well - it appears to be low. David will check on the lifespan of the UV light in one of the wells; as well as replacement cost.

Well Water Testing: Testing with Earth Environmental Service (EES) continues to have great reports. The additional well will require testing and budgets should be increased for this added cost. Documents have been provided to the State of North Carolina regarding the new third well.

Tom's Asphalt Road and Easement Work: Tami advised she has been in constant contact with Tom's Asphalt for Phase 1 (drainage and stormwater work) to begin. It is anticipated the work

should begin in the near future. The owner of Tom's Asphalt has been ill and unable to start our project.

Lot Maintenance: Get bids from lawn service providers that currently do work inside Deer Ridge.

NEW BUSINESS:

Budget: The 2026 budget will need to be established at the next meeting to present to the members in November, 2025.

Tenure of Board Members: Matt, Steve, and David's tenure will expire in July of 2026. Tami and Kim will expire in July of 2027.

Front Entrance Gate: There has been very limited interest in financially investing in an operational front entrance gate. Owners Dennis, Denise, Johnny, Randy, and Tommy have provided interest in moving forward with the project-no other property owners. Subsequently, the operational front entrance gate project has been eliminated from the 2026 budget proposal.

196 Confederate Circle: The property was sold to Bruce A. Reese, 756 Aspen Lane, Winder, GA 30680. We are attempting to get additional contact information.

Resurface Entire Roads: The entire community road resurfacing idea is not economical at this time. For the 2026 budget, hot patching will be conducted and will monitor this progress and it's longevity and durability.

The meeting was adjourned at approximately 5:23 p.m. EST