

MINUTES – ANNUAL MEETING (RESCHEDULED)
For Year Ending 2022
Deer Ridge HOA
January 26, 2023

Attendees

Darla and Jerry Hollars
Charley Rule
Eric Malm
Vanessa Scott
Lisa Johnson
Brandon and Daniella Sullivan
Betsy Gray

Our rescheduled Annual Meeting was held on Thursday, January 26, 2023. We gathered at the warm and cozy home of Darla and Jerry Hollars at 6 pm. We thank the Hollars', including their mom, Cynthia, for their kind hospitality. Following our potluck dinner, the meeting commenced at approximately 7:00 pm.

End of Year Financials – 2022

Attached please find the P & L Statement for the year ending 2022 which Charley reviewed for the attendees. The year-end total for 2022 in our Deer Ridge HOA account was: \$29,367.83. Vanessa Scott has kindly volunteered to assume the position of Treasurer going forward. Charley will also give Vanessa the key to the Deer Ridge P.O. Box to access incoming checks and any correspondence relating to our HOA, i.e. AZ Corp. Commission. We thank Vanessa for volunteering to help us and we welcome the family to Deer Ridge Estates.

Charley again mentioned that the trailer purchased in 2021 may be used by anyone in the community on their own property. It was acquired to take care of weed spraying. Pre-Emergent was not available and the herbicide cost total for the year under Landscaping and Grounds keeping was \$369.43. The trailer is housed in Charley's garage.

Election of Officers

Charley announced he is stepping down from his position as President after over six years presiding in this position. He informed us that it isn't mandatory we have a President if no one will assume the position. However, he said it would be very helpful if other members would volunteer to assume a member of the board position since we are a relatively small community. Jerry Hollars offered to become a board member and we encourage any HOA member to volunteer as well. Darla also remains a

board member. Everyone in our organization appreciates all the diligent work Charley has done for our homeowner's association for so long.

Gate

Brandon Sullivan reported that about a month ago, a high speed chase took place in our community with Border Patrol/law enforcement and an illegal trespasser. The intruder accessed the gate located on Bloomfield Road and drove through the neighborhood at speeds of 80 mph. It was suggested we purchase another stronger gate which will also allow pedestrian access for those who walk/run in the neighborhood and onto Bloomfield Rd. One of the problems we have with delivery trucks accessing the gate is that they use GPS which often directs drivers to take Bloomfield Rd. One recommendation was that we put the gate where posts already exist at the original location of the first gate. If a new gate is purchased, Mike Means would like to place the gate a little closer (~50') from the existing gate (which we purchased) since lot 20 on our property has been accessed by ATV's and other unwanted intruders and that was the reason we bought it. Either way, we will need to obtain costs and determine how best to secure the gate. Once it is decided how to secure the gate, we will need to notify the fire/sheriff departments so they can gain access in the event of an emergency.

Debris/Trash on Open Space Land and Arroyos

As a result of the productive monsoon we had this past summer, a great deal of clay colored tile surfaced on both our open space land, in the arroyos and on Lot 20 which belongs to Mike and Betsy. Mike has spent numerous hours picking up tile from all these areas and the work is nearly complete. If remodeling or construction work is being done in areas where water can flow and deposit debris onto our open space or other folks' property, the owners or the construction workers are responsible for picking up their debris.

Road Work Repair

Charley reported that the reason BNR Paving is the only company from whom we requested a quote is that no other company will come out to our area. Since we have two new construction projects which will begin this year, one for Lisa and Ken Johnson on Bloomfield and one for Rhonda and Dennis Deines on Coatimundi Dr., it was agreed we postpone any road repair until those homes are built. This will also give us time to build up our account. Jay Satterwhite at BNR Paving estimated the price at \$15,000 on the low end and \$20,000 at the high end if we proceed with the work in either late 2023 or early 2024, depending on the cost of materials/labor. Betsy will send out a notice to all residents asking for a YES/NO vote on the road work project by email and hard copy mail in the near future. Everyone at the meeting

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agreed that the majority of the money we collect from our owners should be used for road work repair and maintenance.

The meeting concluded at ~8:35 pm.

Betsy Gray
Secretary