

DEERWOOD PROPERTY OWNERS ASSOCIATION ANNUAL MEETING

JULY 7, 2023

Meeting was called to order by President Don Geatches at 1:05 pm.

Introduction of officers were made:

President: Don Geatches

Vice President: Charlie Macheski

Secretary: Beth Geatches

Treasurer: Brenda Elarbee

26 individuals representing 15 homes and 4 lots attended the meeting.

The Treasurer distributed and reviewed the 6-month year-to-date financials. We have had minimal expenses this year which provides us a larger than normal balance in the account. We did have a well failure this morning that Cherokee Well is currently working on. (As an aside, if a homeowner is having well issues including water pressure, please call and do not email. If no answer, call another officer or leave a message. Also, do not call Cherokee Well directly, Don and Charlie will take care of it as they have an excellent working relationship with the well company.)

There are several invoices that we are waiting to receive. Three are for Cherokee Well to perform maintenance on the Buckskin Well, work for the Upper Buck Ridge well and the Trophy Buck well. Additionally, we are awaiting the bill from Crisp Asphalt and for removal of a tree on Buckskin. Office expenses/mailing expenses are higher than expected due to repair of two parcel mailboxes.

The Secretary read the final tally of voting for officers. Don, Charlie, Beth and Brenda were voted to retain their current positions. A total of 24 ballots were received. The 2022 minutes were not read as they are posted on the Deerwood website.

The Board continues to work with Crisp Asphalt to complete the road repairs on Ten Pointe. They have completed all other requested 2023 road work.

General discussion was held on our well system which led to discussion about the POA's financial reserves. Some believe that it is not large enough and we should evaluate the increase of the annual assessment for lots and homes. Jimmy Jones volunteered to complete

a financial review of historical expenses and to present his assessment to the board at a future time. (Copy of his report will be posted to the Deerwood website.)

Additional discussion concerning the use of a management company to manage the business and operations of the association took place. Alvin McCannon is going to research available firms and potential cost to the association and present at the 2024 annual meeting.

Salesia Smith-Gordon gave a report on gun usage within Cherokee County. She also suggested we have a representative from the Sheriff's office speak at a future meeting about gun regulations.

Charlie reminded the homeowners to register their cell phone number with the 911 Dispatch Center to link their cell phone number to a physical address. He also reminded the group about the helicopter service insurance for emergencies that may not be covered by regular medical insurance.

The meeting was adjourned at 2:30pm.