**Deer Ridge Property Owners Association  
2014 Annual Meeting  
February 16, 2014 --  1:15PM  
​  
Association Compliance  
 --  Handout was given: Article XI, Enforcement Authority and Procedure  
 --  The enforcement procedure was reviewed, board asked homeowners what, if any, changes would they like to make  
 --  Homeowners expressed wanting better consistency of enforcing rules  
 --  It is suggested that we reevaluate some of the rules to make sure we are meeting the needs of the current homeowners  
 --  Homeowners volunteered to form a committee to evaluate and make changes to association rules  
            Rick and Carrie Kuznik  
            Lyn & Scott Shook  
            Deb Plouffe  
            Eric Shellito  
            Valerie Farmer-Dougan  
            Tom Young  
            Mike Bronger  
  
 --  Suggestion was made to create a “communications chair” role to deliver news of violations  
            The volunteer committee listed above can discuss the delivery methods for violations  
  
Financial issues  
  
o   Arbogast outstanding lien of $4,839.93  
  
§  It is expressed by homeowners not to take additional legal action  
  
§  The board needs to check the status of the lien to make sure is doesn’t expire  
  
o   Homeowners would like to keep tree removal budget of $100.00 per home  
  
o   A motion was made and passed for 2014 dues to be $500  
  
·         Common area  
  
o   Ash tree removal due to ash borer  
  
§  Red Oak Tree Farm, Johnson, was suggested for removal  
  
§  Board has received a bid for removal of dead trees  
  
·         It is $8,800 or approximately $100 per home  
  
§  Homeowners expressed interest in organizing a volunteer group  
  
§  Suggestion was made that the board needs to check with the township  
  
§  Homeowners want to keep the $8,800 budget for tree removal  
  
o   Pond maintenance  
  
§  Homeowners suggest we install fountains to aerate the ponds  
  
·         Look into solar power  
  
o   Suggestion is made for form a common area committee, volunteers are:  
  
§  Scott & Lynn Shook  
  
§  Ann Nadakavukaren  
  
§  Allan and Lana Hixon  
  
§  This committee will address the ash trees and pond cleanup  
  
·         Environmental issues  
  
o   Hintz discharge issue has been ongoing  
  
§  there has been a lot of investigative work done  
  
§  The board plans to find a contractor to resolve the problem this spring  
  
o   Special assessment money has been returned to all homeowners  
  
§  IEPA has not responded for over a year and we will continue to reach out for communication  
  
§  Board will continue to investigate new options to resolve the environmental issues  
  
o   Homeowners suggest we price and install fountains to aerate the ponds  
  
§  Look into solar power  
  
·         The board asked for new volunteers to serve on the board  
  
o   Carrie Kuznik volunteered, Thanks Carrie!  
  
o   We could still use more new volunteers if you are interested  
  
o   Officer positions will be determined at the next monthly meeting  
  
·         2:45PM**