**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**