# Deer Ridge Homeowners Association

## Meeting Minutes

February 21, 2021

1. Review of this past year’s activities.

A summary of the 2020-2021 budget and expenditures were presented by the treasurer. Please see the treasurer’s report.

A brief discussion was taken to discuss the past year’s budget. General discussion occurred on what should be the approach for annual dues. The question before the home owners was what approach would you like to take in relation to annual dues. General consensus was that the members would like to pay a minimum dues to maintain the common areas and only necessary issues of the sub division rather than build a significant cash balance.

1. **2021-2022 budget.**

This year’s budget suggested dues are $600, the budget will allow for the treatment of all ponds, mowing and trimming of common areas, Insurance, and the dredging of the north pond near the entrance to highway 9. Please see a detailed list of proposed expenditures attached to this report.

A motion to approve the dues set at $600 for the year was made by Ron Roth, with a second by James Pancrizio. Motion passed by voice vote.

1. Update on EPA/IL EPA activities

Schuyler noted that there has been no contact with the IL EPA about the pond issues. We have not reached out to the IL EPA will wait for the department to contact us.

1. **Update on Oak Ridge Estates Development**

Jay Phillips provided an update on the sub-division to the south and east of Deer Ridge. The current owner of this property is proposing developing this area as a new subdivision. No other activity has occurred. It is unknown if the land will be developed for homes.

1. **Add Chlorine**

A reminder was shared to all home owners that they must add chlorine tablet’s to their systemic system every month.

1. **Possible Projects Survey**

A discussion took place among the homeowners on what long term projects should the HOA complete, or investigate to benefit the subdivision. It was requested that the board develop and send out a survey of what items to add to a five or ten year plan. Possible projects to explore were listed. Expect a survey to be sent to each homeowner in the next two weeks.

Possible items to include:

* Fall/Spring Clean Up day
* Neighborhood Work Day
* Fountains in Ponds
* Speed Bumps
* Stocking Ponds with Fish
* Beautification of entrance areas to the neighborhood
* Fill in wash out area near pond off of Deer Ridge drive
* Tree Replacement

1. **Speed Limits**

A discussion took place asking homeowners to please slow down on the streets in our subdivision. The speed limit is 30 MPH and several owners noted that cars are going too fast and need to slow down. We have several children, dogs, and walkers in the neighborhood and want to make sure that everyone is safe.