Annual Meeting of the Deer Ridge Home Owners Association
February 23, 2020

Schuyler Schupbach opened the meeting and asked the board members and homeowners present to introduce themselves.

Schuyler shared the current status and updates regarding the EPA issues surrounding the ponds in the subdivision. He noted that there have not been any changes or updates on the issues of the EPA.  The last contact that we had was about 24 months ago, at which time the Illinois EPA indicated that the federal EPA was wanting to be involved in resolving the issues.  However, we have not had any contact by either the federal nor the Illinois EPA since then.  It appears the EPA now has different priorities; they have not reached out to the Deer Ridge board, nor has the board reached out to the EPA.

Treasurer Linda Curry reviewed Deer Ridge's 2019 expenses, which were as anticipated. A discussion of the status of all ponds was based on the cost to treat the ponds.  This led to a discussion of maintaining and dredging the ponds as they are related.  After discussion it was agreed that we should contract to maintain the ponds to keep them clear and manageable. The cost to treat the ponds in the subdivision by Aquatic Control has increased significantly and will affect the annual dues.  This cost was factored into the need to increase the dues to homeowners.

Stuart Nearby requested that the homeowners association take charge of dredging and cleaning up the pond located at the corner of Fawn Drive and Buck Road.  This pond is very shallow and has filled in significantly since it was built.  The shallowness of the pond causes the pond to smell in the summer and allows mosquitos to breed and thrive in the area. Stuart moved to set aside $25,000 to dredge the small pond. There was no additional discussion and the motion passed by voice vote.

Based on the costs of treating the ponds, including the cost to dredge the small pond, plus the cost to maintain common areas, the annual homeowner dues were set at $700.

Homeowners were reminded they are responsible for their own septic system, and that they are required to add chlorine tables to their system every month.

The homeowners were informed that the Stanford police would like to provide support and begin patrols in Dale Township.  The support from the police department would be limited to a few hours each week and the cost to provide the support would be paid for by any citations, or fees they collected.   This request was not supported by the members in attendance.