**Deer Ridge Property Owners Monthly Meeting - 5/21/2013
Time Started: 7:05 pm, Adjourned: 8:00 pm

Board Members present:
a.   President: Schuyler Schupbach
b.   Treasurer: David Webb
c.   Compliance: Gary Ash
d.   Member: Anna Paxton
e.   Secretary - Cory Muhlbauer

It has come to the Board's attention that some homeowners are contacting subdivision contractors directly (for example, our mowing contractor) to complain about services being provided.  The issue has become significant enough that some contractors are considering discontinuing their services.  Please direct any complaints/questions/concerns regarding subdivision contractors to a member of the Board (preferred method is direct email to a Board member or use of the form on the Contact Us page of the website).  Subdivision contractors have been instructed not to respond directly to individual homeowners complaints, questions, or concerns.

Schuyler will be meeting a contractor on Thursday evening to finalize options for addressing the issue with effluent on the Hintz property.

Treasurer's Report (David Webb) -- Checking balance is $38,062.93.  Special assessment account balance is $176,734.90.  Two homewoners haven't paid annual dues (Arbogast and Chilcote).  Two homeowners (Lancaster and Phelps) haven't paid special assessment.  Arbogast owes $8,105.21 in total and Chilcote owes $6,700.39 in total.

Anna will contact Attorney Grosso to determine whether we can foreclose on the lein on the Arbogast home.  She will also clarify our rights under various foreclosure scenarios (ex: why we have been paid on some foreclosures, but not others).

Compliance (Gary Ash) - Multiple recent requests from homeowners
- Kirkwood - the Board received a request from a homeowner to contact the Kirkwood's regarding a planned fence in their yard.  The Board confirmed that no fence is planned, just landscaping updates so no action/approval is needed from the Board.
- Shook - requested approval for replacing current deck with a new, larger deck.  The Board has reviewed and detremined that the plan meets all covenant requirements.  Gary will communicate approval.
- Chilcote - lawn has been mowed as of today.  The Board will take no additional action at this time - Gary will respond to the involved homeowners.
- Dead pine tree on east entrance - Board will contact someone to remove

Common Areas - Ponds will be treated tomorrow (5/22).**