

2023 Deer Crossing POA Annual Meeting Minutes Pending Approval at 2024 Annual Meeting

The 2023 Deer Crossing POA annual meeting was convened by Phil Roe at 3:30 on Saturday, October 14, 2023. The opening statement acknowledge our neighborhood reputation in the area and the desire to change that going forward in the interest of keeping Deer Crossing a pleasant place to visit and live, as well as increase property values.

Phil thanked various residents for their volunteer work in Deer Crossing over the past year, saving the POA money and enhancing safety, functionality, and appearance of our neighborhood.

Alphabetical physical attendees were Joe Anderson, Mary Barbaree, JC Champion, Karen Conley, LC Coonse, Gina Coonse, Marisa Coonse, Todd and Jacquie Golbus, Mark and Tina Hansen, John Grail Jr., Chad and Sarah Joyce, James Poserina, Scott Reynolds, Terry and Donna Rhoney, Phil and Georgine Roe, Jon Stark, and Julia Tripp.

Via Zoom, Richard Sands, Vivian Webb, and Dan Meares were present. In all, 38 votes were present via proxy or in-person providing a quorum for the business of the POA to be transacted.

First on the agenda was the approval of the 2022 minutes which were approved without comment.

Next came the treasurers report. We ended calendar 2022 with 51 lots paid, the other two paid in early '23 providing a slight positive cashflow for '22. As of the meeting, we have a budget balance of \$3231 which we expect to be used before the end of the year for normal POA expenses. No gate repairs were necessary so far this year though batteries were replaced. We plan to have a method for emergency personnel to use their siren to open the gate. A resident donated the technology for this to occur and is pending install.

For this year, 89% of dues were paid on time, currently have two lots with unpaid dues.

Sarah presented the 2024 budget which included proposals for additional cameras along the road, legal fees to review the original 1993 bylaws, mowing three times per year instead of two, and additional work on the roads to improve their longevity. As part of these increased costs, a dues increase to \$185 was also proposed.

A lively discussion was had relative to the proposed budget. Some good suggestions were made on alternatives to the proposed budget items. Julia Tripp made numerous references to how things used to be in Deer Crossing where neighbors would band together to get something done if it needed doing and suggested we could benefit from that spirit of involvement again. In the end, the new camera, legal review, additional

internet costs, and potential additional mowing were rejected although there was still the possibility of not having enough dues to manage the expenses we have.

The alternative to not raising dues would be to operate in a deficit and draw on reserves as necessary to meet the obligations of the POA. A vote was taken to draw on reserves as necessary and the measure passed 31-1. Motion was made to continue with dues at \$145, the measure passed 17 for and 1 against.

The discussion on the original bylaws document ended with a legal review being rejected on the grounds that if they were good in 1993 they should still be good. Further discussion on how to get that original bylaw document back into circulation and incorporating the changes which have been maintained in a condensed form will happen at a later date. In the end, the current bylaw document was approved to be updated with Wilkes and Watauga to remove the line stating that short-term rentals are not allowed.

Being that the gate code has been the same for at least 14 years, Mark Hansen suggested it be changed effective January 1. The suggestion was also made to treat the code like it lets people into your garage. Be careful who you share it with to keep our neighborhood secure. The measure passed with 33 for and 1 abstention.

Relative to security cameras, a motion was made to not place any additional cameras inside Deer Crossing. The measure passed 36 for and 1 against.

We moved on to covering tabled items from the 2022 meeting. First up was proxy solicitation by the executive board and everyone agreed that should not happen and will not happen.

Next was that the POA was responsible for cleaning the ditches along the roads. It was agreed that we are responsible for that task and it will occur as budget allows during road maintenance.

The last item was maintenance of the road which runs through Todd and Jacqui Golbus' property. The issue was whether the POA was responsible to maintain the access to the lots they own. After discussion, the measure passed with 31 for and 4 against (MH- Incorrectly stated one against) maintaining their road.

The date for the 2024 annual meeting was proposed for Saturday, October 19, 2024, the final date will be determined as we get closer. We will start the meeting earlier if at all possible without disrupting our hosts' busy time.

We moved on to new business items. LC Coonse proposed that the executive board cannot spend over \$500 on items outside the budget without member approval. After some discussion to get the exact nature of the limitation, it was agreed that the executive board has the ability to spend in an emergency situation provided timely notification to the membership is provided. The measure passed with 32 for and 0 against.

Next, Richard Sands proposed that no camera can be placed on any property without the permission of the property owner. It was universally agreed that this would be trespassing, and the legal system would handle it. No vote was taken.

Mary Barbaree proposed that background checks be done for all current and future executive board members. Quite a bit of discussion ensued relative to what level of check would be run, who decodes the results, what criteria would exclude a resident from being on the board, etc. Mary will assist with coming up with some guidelines to move this forward and present them at a later date. The measure passed 31 for and 7 against.

Phil Roe discussed how we handle unanticipated revenues from fines or other assessments for renters. Discussion was had but no vote taken.

Phil also proposed a virtual meeting to be held in the March, 2024 timeframe as an update to how things are progressing. Details to follow as to what might be covered and if there would be anything voted on during the meeting.

Moving out of new business, Mark Hansen presented the new web site address and the new email addresses for the officers. That information was also placed on the agenda each attendee received via email or at the meeting.

Because the entire executive board started at one time and ideally members roll off to maintain continuity, a brief discussion was had on getting back on schedule for rolling a member off each year. No decision was made and the measure was tabled.

Motion was made to conclude the meeting and seconded. The meeting ended at approximately 6:25 pm.

Respectfully submitted,

Mark Hansen
Deer Crossing POA Secretary

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