The first quarter Deer Creek Farm HOA board meeting was held via Zoom starting at 7:00.

In attendance were board members Dan Rosales and Ken Kush. Also four other HOA members attended.

**Report on CR178**: Dan Rosales reported that the plan for CR178 was unanimously approved at the county board meeting. Plans call for an April 1 start with a completion by Nov 15. Phase 1 will pave CR13 north to where CR178 will intersect. Phase 2 will pave 174 from CR21 to CR 13. Phase 3 will complete CR178 from CR13 to Dilbert.

In conjunction with this work Douglas county will improve the section of Dilbert from Singing Hills to the new 178.

**BCS Trash Service:**Dan Rosales reported on his discussion with BCS trash service to get a discount for service to residents of the HOA by joining together to get a group discount. A monthly rate of $17.75 is being proposed if at least 25 members of the HOA join the discounted service. There would be a five year commitment with the price frozen for the first year and increases limited to 6% for subsequent years.

The service would provide 2 90gal trash bins, one for weekly trash and one for bi-weekly recyclables. A second trash bin can be subscribed to for an additional $5. In addition to the bins three bags of yard waste would be picked up. The recyclable trash bin would be picked up the same day as the trash.

Next steps is to quantify the level of interest to see if the HOA can meet the minimum number of 25 members.

**Financial Report:**Ken Kush went over the February financial report for the HOA. It was approved and will be posted to the web site.

**2021 HOA Proposed Budget**: Ken Kush went over the proposed 2021 budget for the HOA. Annual member dues will be kept at $50. The Budget was approved and will be posted to the web site.

**Annual HOA Meeting:**Dan proposed that the annual HOA meeting be scheduled for April 13 and held via Zoom. It was approved. The web site will be updated with this date.

Also included in the annual meeting will be a covenant change to allow chickens and rabbits within the HOA. The board members are behind this initiate to relieve restrictions on HOA members.

Packets are planned to be mailed March 10 for the meeting. Since it will be a zoom meeting it will be very important for members to return their voting proxies prior to the meeting.

**Internet Service to the Community**: Chris Rosen is heading up this effort for the HOA. He gave an update on his discussion with Directlink who would be the provider. The Ranch Estates are going the privately funding approach to fund the approximately $400,000 cost of distribution within their community. A State grant approach is being planned to apply for a state grant to cover the cost of building out Phase 1-5 of Deer Creek Farms. The network would be all fiber to the home offering speeds up to 1 Gig.

State Grants are awarded twice a year for approximately 15 applicants to cover 75% of the cost of building out high speed internet service. The remaining 25% would be covered by Directlink. With support from the community Directlink would develop the grant application. The next grant submission deadline is July. If the community is awarded a grant, buildout would occur over the next 24 month.

The objective is to get 75% of the community members to commit a show of interest. As part of the grant process, each interest home would need to supply the current internet speed test data that they are getting along with a letter supporting their need. The outside HOA community members have established a single point of contact to rally those members.

**The meeting concluded at approximately 8:30**.