

**Deer Glen HOA Board of Directors
Board Meeting Minutes
March 15, 2010**

Location: O'Halloran & Quirmiro Residence

Meeting Commenced at 6:30 p.m.

Attendees: President—Dante Fornari; Vice-President—Gary Furr; Treasurer—Michelle Quimiro; Board Member—Can Morita; Secretary—Steve Perrault

Also in attendance: Kerry Ann O'Halloran of KMO Management; Marius Dumitrescu of Community Safety Patrol

Agenda provided and approved by all.

1. Preliminary **Deer Glen HOA Handbook** distributed to attendees for review. Handbook approved by Board with conditional request for five rules corrections/clarifications. Modifications to be made by Marius D. Corrected Handbooks to be distributed via U.S. Postal Service AND door-to-door by Board members and Security Patrol.
2. Discussion of remedy for potentially dangerous **leaning trees in common areas**. A certified arborist will be contracted to examine problematic areas.
3. Discussion of **shared driveway concerns** over problematic parking creating hardship for neighbors and necessity of access for emergency vehicles. Congested driveways of concern: Lots 51 & 52; 20 & 21; 45 & 46. "Private Driveway" signage was approved by Board and will be available upon request to residence owners. Residents are encouraged to dialogue with each other in said locations, to achieve neighborly harmony on parking matters.
4. Discussion of **trespassing** by current residents onto vacant home lots. Residents are encouraged to contact Security Patrol to report trespassing.
5. "**No Skateboarding**" signs approved for installation at both ends of walking bridge connecting Elliott Drive with 27th Street court.
6. Updated Deer Glen HOA **Customer Contact List** distributed by Kerry Ann O. Attention paid to Lots with accumulating CC&R fines, delinquency of HOA dues, and status of filed liens.

7. Decision by Board to proceed with **enhancement of landscaping at entrance** to Deer Glen Division at Regner & 29th Street. Gary F. & Steve P to look into obtaining estimates from landscape designers.

8. The **Design Review Committee** will be asked by the Board to do a walk-through of Deer Glen ASAP for Lot evaluations of non-compliance with CC&R landscaping/building regulations. Steve Stephens of the Design Committee will coordinate the walk-through.

Meeting adjourned at 8:30 p.m.

Next meeting TBA

Respectfully submitted by Steve Perrault