



VILLAS OF DEER VALLEY HOMEOWNERS ASSOCIATION

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THE VDV HOA BOARD MINUTES October 21, 2025

The Villas of Deer Valley HOA Board of Trustees quarterly meeting was called to order on Tuesday, October 21, 2025 at 4:00 P.M. at the villa of Sandy Kerschbaum, Secretary.

PRESENT: Jim Coyle, President Tom Brainard, Treasurer
Bill Fischer, Vice President Sandy Kerschbaum – Secretary

Treasurer's Report

Tom Brainard presented the Third Quarter 2025 financials (see below)

Bank Balances at the end of the third quarter totaling \$81,022.07 are as follows:

- Checking account - \$38,435.53
- Savings account - \$10,586.54
- CD \$32,000 maturing on October 25th. Tom is considering moving this to a high interest money market account.

Cash flows at the end of the third quarter as follows:

- Income \$39,690 from dues.
- Expenses of \$64,393.46 which more than \$58,000.00 paid to All Green.
- All VDV HOA members paid their dues for the fourth Quarter.

The Board has authorized Tom Brainard, Treasurer and Sandy Kerschbaum, Secretary to open and/or close bank and investment accounts on behalf of the HOA and have signatory authority to make transactions in and between such accounts.

After examining and discussing the third quarter's revenue and expenses, the Board approved the financial report.

Update on the Weis Foreclosure

Tom has been in communication with Bradley M. D'Arcangelo, Attorney for the VDV HOA handling the Weis Foreclosure. At the time of our board meeting, all past dues, all attorney fees, and a significant portion of the penalties assessed per HOA policy have been agreed upon between the parties. A portion of the payment is to be paid at the execution of the Agreement and the final payment to be paid on or before sixty (60) days from the execution the Agreement.

Total Lighting

Tim Conrad made the recommendation to contract with Dave Helminiak to have a maintenance contract to re-adjust the lights at least once a year. The cost of the service is \$300. The board agreed this was not necessary.

Cyber security addendum for the HOA Officers Policy through Savage-McVicker – The Board is looking further into the need for this addendum.

VDV HOA Website

Denny DeLucia is currently working on a “Website” policy to be presented to the HOA Board for approval.

Deer Valley Villas Entrance

Discussion on the four (4) irrigation heads at the Deer Valley Villas entrance marked with blue flags currently are not working. Jim Coyle will be speaking with Keith at All Green and Denny DeLucia to determine who is covering the expenses for these sprinkler heads and from where the water is being supplied.

Deer Ridge Road lights are all in operating order.

All Green

The board shared thoughts on the grass mowing, edging, pond edge trimming being done as per our contract with All Green. There have been times when our sidewalks, driveways, and patios were not edged and the pond edge not trimmed due to All Green employees not showing up for work and being short staffed. Discussion regarding the timing of the Spring Clean-up and trimming of landscape being done *before* applying the mulch at our villas. Jim Coyle will be speaking with Keith regarding these concerns.

Bill Fischer confirmed All Green had provided the Common Area Weeding (two-man crew) six (6) times as per contract.

Jim Coyle shared two mulch samples provided to him by All Green; a double processed mulch and a triple processed mulch. Jim is checking with Keith on mulch color options.

ACC – Architectural Committee

The Board would like to receive quarterly summary reports from the ACC – Architectural Committee of decisions made in the prior quarter.

Border Trees and HOA Trees

The HOA removed a tree that had fallen behind Cheryl Eggert’s house. Two Weeping Cherry trees in the Ravine Hollow cul-de-sac were recently pruned.

Tom Brainard asked whether the HOA ought to spray the border trees to control poison ivy. Sandy is reaching out to Steve at New Century for his recommendations.

Land Art

Tom is contacting Land Art to review the Five Fertilizer, Grub Control and Fungicide with Iron Control applications; the timing and how often this is done.

Aqua Doc

Tom informed the Board that Aqua Doc has requested a 3% increase for 2026. The Board approved this increase for 2026.

Vice President Board Member Position

Tom notified the Board that Bill Heywood has accepted the VP position on the board effective January 2026. Bill Fischer is stepping down from his position as the VP after three years of commitment. Thanks Bill, for your time, leadership and guidance. The board is grateful for your hard work and dedication to your service.

Adjournment

The VDV HOA Board of Trustees meeting was adjourned by Tom Bainard, Treasurer at 6:02 P.M

Respectfully submitted,

Sandy Kerschbaum
HOA Secretary