



Resource Property Management, LLC

Mailing Address
P.O. Box 1866
Pittsboro, NC 27312

PH: (919) 240-4045
Fax: (919) 651-1387

rpmpropertypros.com

Deacon Ridge Condominiums Homeowners Association, Inc. Minutes of the Zoom annual meeting October 3, 2024

Board members in attendance: Dan Hyre, Norma Spears, Steve Blalock, and John Abbott

Absent: Will Johnson

Also in attendance: Marie Pierce property manager

Dan Hyre reviewed the minutes from the last annual meeting.

The meeting was called to order at 5:33 p.m.

Dan Hyre reviewed the minutes from the last annual meeting.

The following issues were discussed:

- The proposed budget for 2025, dues will increase to **\$265.20 per month beginning in January**
- Theresa Wilds made a motion to approve the budget, John Abbott seconded the motion. The motion passed; budget approved.
- Individual water metering for each unit. (Marie will be sending a ballot out to get owner's input)
- There was an update on the buildings intercom systems. The second 7 buildings will be done in 2025.
- Steve Blalock shared with everyone that the roofing loan will be paid off in May 2028
- Parking at Deacon Ridge Condos has become an issue. There is 1 ½ spaces per unit. There are some residents with over 4 vehicles. The board will review the covenants,
- The board may implement an additional charge per vehicle for more than 2 vehicles per unit.
- The board discussed the difficulties about policing the issues at Deacon Ridge Condos.
- Marie asked for nominations from the floor for volunteers to serve on the board. There were none. Dan Hyre, Norma Spears and Will Johnson won re-election to the board of directors for Deacon Ridge Condominiums.

There being no further business coming before the Association, the meeting was adjourned at 6:31 p.m.