

Minutes approved by board. Requite HOA approval at Fall 2020 HOA meeting.

DEER RUN HOMEOWNERS' ASSOCIATION
2019 ANNUAL MEMBERSHIP MEETING

Minutes

Thursday, 14 November 2019 @ 7:00 PM

- I. Annual meeting commencement
 - Greetings – meeting called to order @ 7:00
 - Acknowledgement of meeting notification
 - Approval of quorum – 10% required for quorum – official
 - There were 25 households represented at the meeting.
 - Introduction of Board of Directors:
Dave Rowe – President Phyllis Martin – Vice President
Mary Barbour – Secretary Butch Read - Treasurer
Tadd Wermers– Maintenance Heather Capon – Homeowner Relations
 - Introduction of new Association members –
 - Meyers
 -
 - Phyllis – Vice President
 - Christmas lights – George Hartman will be putting them up the day after Thanksgiving and looking for volunteers to help.

- II. Minutes from 2018 Annual Meeting
 - Review of minutes - **approved**
 - Accept/Revise minutes –
 - none

- III. President's Report
 - Thank you to Julie Wermers and the front entrance committee on all the hard work on the front entrance. It looks great and came way under budget.
 - Thanks to the whole community for coming together and getting the downed trees cleaned up with the late spring snow.

- IV. Maintenance Director's Report
 - Dave and Tadd walked the neighborhood and there are a lot of dead trees and want everyone to know it has to be removed. In the spring another walk thru and anything not removed that needs to be will get a notice to have it removed. This is at the cost of the homeowner not the HOA.
 - Pruning – started today 11-14-19 and if you don't want something pruned mark it with a ribbon.
 - Winter watering is important to keep from getting winter kill.

- Sprinkler repairs – there are many water pipes breaking – tree roots are a big cause of this. If there are puddles and leaking water in the yards, please notify the board asap.
- The front entrance lighting – we finally have power now, thanks to Tadd working with the electricians to fix these issues.
- The Rangewood fencing – the city will be replacing this soon, anyone living against Rangewood will be affected.
- 4670 Seton house has been sold and is in the process of being fixing it up. Tadd will talk to them about the dead trees in the yard to get them cut down.
- 4480 and 4490 Seton – there is unresolved issues still with the landscaping and the board is still working on getting this resolved. The builder has been very challenging
- Snow removal – trying to assess this with each snow storm – keeping spending under control but still want to keep it safe for the homeowners. Will continue to do what is in the best interest of all. If anyone has complaints and/or suggestions please contact the board.
- Julie – thanked everyone for helping remove rocks at the front entrance that saved the board a lot of money.
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V. Homeowner Relations Report

- Great pleasure putting together the picnic and the annual meeting.

VI. Financial report

A. 2019 Financial Report

- Butch reviewed the 2019 Budget and highlighted some of the expenses that Deer Run has on a monthly basis.
- Butch has talked to 40-50 people over the last few years for input concerning the budget and ideas.
- Butch works closely with our management company Bennett-Shellenberger and the board and reviews the budget monthly with them.
- Operating expenses normally run around \$10,000 a month
- The biggest expense is water
- We have a large amount in the checking account \$48,000 this is a constant number for the most part. This included prepaid HOA dues.
- Each year the board is required to review the reserve accounts. \$65,000 currently in reserves.
- Dues income is constant
- Annual expenses
 - i. Water
 - ii. Trash
 - iii. House painting – increased this year from Insurance
 - iv. General & Admin
 - v. Grounds Maintenance
- We have adequate funding and excellent reserve account.

- The board does not approve the budget, this has to be approved by the entire community (homeowners)
- B. Presentation and discussion of Proposed 2020 Budget
 - The 2020 budget listed Income of (\$126,900) and projected expenses (\$123,500).
- C. Acceptance or revision of Budget
 - Dan Forbeck motioned to approve – **approved**
- D. **Vote on 2020 Budget – “No increase” in Monthly Assessment**

VII. Election of Board of Directors

- Ginny Hall
- Dan Forbeck
- Ray Lawless

Motion to elect – Dick Peace motion - approved

VIII. Old business

- none

IX. New business

A. Announcements

- none

B. Open discussions with homeowners

- Several residents brought up snow removal wants to emphasize removing snow on north facing driveway and steep driveways, need to remove all snow and the safety of all the homeowners is most importance. This is especially important during the winter months Nov – Feb because the days don’t get warm enough to melt the snow.
 - i. The board will continue to discuss and improve our snow removal process.
 1. Possibly removing the northern faced driveways by hand after the plows with snow blowers.
 - ii. We have already had several snow removal expenses compared to past years.
 - iii. The equipment is not clearing as well as it could
 - iv. The 1 inch rule stands – previous boards in years past was always 3 inches so we are removing the snow.
 - v. Green Thumb doesn’t always have the best workers removing the snow. The mailbox areas are some of the most dangerous places because of the ice buildup.
 - vi. Will look at the saving versus the cost of clearing the snow completely versus the pathway only.

X. Announce new 2020 Board of Directors

- Dan Forbeck
- Ray Lawless
- Ginny Hall
- Mary Barbour

- Tadd Wermers
- Heather Capen

XI. Adjournment of meeting

Motion to adjourn – adjourned @ 7:45