

**DEER RUN HOMEOWNERS' ASSOCIATION**  
**2020 ANNUAL MEMBERSHIP MEETING**  
**Minutes**

**Thursday, November 12, 2020 via Zoom due to COVID-19**

**I. Annual meeting commencement**

- A. Greetings
  - Meeting called to order @ 6:00 pm
- B. Acknowledgement of meeting notification
- C. Approval of quorum – 10% required for quorum
  - 27 households called into the meeting
- D. Introduction of Board of Directors: Ray Lawless – President, Bruce Young – Vice President, Mary Barbour – Secretary, Dan Forbeck – Treasurer, Tadd Wermers – Maintenance Heather Capen – Homeowner Relations
- E. Introduction of new Association members – Heather Capen
  - Tadd Wermers and Mary Barbour are leaving after 2 terms.

**II. Minutes from 2019 Annual Meeting**

- A. Review of minutes
- B. Accept/Revise minutes
  - Motion to accept – approved

**III. President's Report:**

- Busy year with maintenance on the entrance and the paint schedule.
- We are paid up on all money that was previously due by the builder of new homes at 4480 and 4490 Seton.
- Issues with trash and recycle, due to COVID19 that caused a lot of issues with their pickups, hopefully they have been able to hire new people and will be back on schedule.
- Trees that are struggling from last winter (2019-2020), coming back slowly, if they do not recover by the Spring of 2021, they will need to be replaced at the owner's expense.
- Crabgrass - bring up with Ray or Maintenance to resolve with Green Thumb, there have been several homes with this issue and the earlier it is dealt with the better, so it does not continue to spread.
- New neighbors - 7 new households - this neighborhood is desired, and houses are selling fast.
- Communication is important and the board wants to know the issues the community has, just send it thru email or snail mail or in person. This is also why the coffees and the drinks on the driveway were started, so everyone can get to know each other in a casual setting.
- Snow issues will continually be reviewed and improved on.

#### IV. **Maintenance Report:**

- Front entrance - was redone and landscaped with all new plants and trees in 2019.
- The surrounding fence was repainted and has a 20 year warranty. There are still some bolts and hinges that need to be repaired, quotes are being received and the work will be done in the spring 2021.
- Stucco was repaired on the front entrance and looks great with the new landscaping.
- Fall cleanup - the weather and sick employee from Green Thumb delayed this but they started today 11/12/20 and will be completed over the next couple weeks.
- Winter watering - the summer was dry and Green Thumb has sent out a winter watering suggestion flyer and will be distributed to all households. This will also be posted on the website. It will be important to hand water this winter if this drought continues.
- Paint schedule - the painting has been completed on everyone that was scheduled this year.
- Christmas lights - George Hartman has the lights and Marti and George will be hanging them on 11/30 along with any volunteers.

#### V. **Homeowners Relations Report:**

- Introduced new neighbors
- Any new people that Heather has not gotten their info from can they please send her a text with their names and emails.
- The board will be updating the neighborhood map that is on the website with all the new residents.

#### VI. **Financial Report:**

- A. 2020 financial report
- Tough year, more watering and repairs but we are doing well and should be in the black this year.
- B. Presentation and discussion of Proposed 2021 Budget
- 3% Increase in water.
  - Coffee and drinks on the driveway were built into the budget as these meetings are for the community to socialize and get to know their neighbors and everyone had positive feedback on them.
  - Transition from BSR to RowCal - nothing has changed for Deer Run other than the name.
- C. Acceptance or revision of Budget by all households
- Motion to approve - 29 approvals - **approved**
- D. Vote on 2021 Budget – **“No increase” in Monthly Assessment**

- We have one of the best HOA's in this city and our board does a good job at keeping the budget down so dues are kept reasonable.
- Kudos to Butch Read as he has continued to help with the treasury role on the board as assistance.

**VII. Election of Board of Directors**

- A. Kurt Libengood - maintenance
- B. John Goll - secretary

**VIII. Old business**

- Paint schedule

**IX. New Business**

- A. Announcements
  - Welcome to all the new residents
  - Thank you to the new board members for volunteering
- B. Open discussions with homeowners
  - George Hartman was thankful to the board with all the COVID stuff and still is able to run the board and keep the neighborhood going.
  - Mel and Evelyn Lucero thanks to the board for all the work and they really enjoy the coffees.
  - Gazette - well received by the homeowners - would like more contributions from homeowners.
    - Charity events - Care and Share, Toys for Tots
    - Any questions with bylaws, covenants send an email to any board members for answers
  - Bob Reid - has some info for the Maintenance Director on the welding on the front entrance fence.

**X. Announce new 2021 Board of Directors**

- Ray Lawless
- Bruce Young
- Dan Forbeck
- Heather Capen
- Kurt Libengood
- John Goll

**XI. Adjournment of Meeting**

- Meeting adjourned @ 6:43 pm