

DEER RUN HOMEOWNERS' ASSOCIATION  
2021 ANNUAL MEMBERSHIP MEETING  
NOVEMBER 8, 2021  
MINUTES

- I. Annual meeting commencement
  - A. Greetings

Pres. Lawless opened the meeting via Zoom at 6:00 pm.
  - B. Acknowledgement of meeting notification

RowCal sent to all homeowners the meeting packet which included a cover letter from Pres. Lawless, the meeting agenda, the proposed HOA 2022 budget, a proxy statement, if needed, and a volunteer statement.
  - C. Approval of Quorum – 10% required for quorum

A quorum (seven households) was exceeded. 23 homes participated in the Zoom meeting and seven proxies were received by the Board for the meeting.
  - D. Introduction of Board of Directors

Ray Lawless – President  
Bruce Young – Vice President  
John Goll – Secretary  
Dan Forbeck – Treasurer  
Heather Capen – Homeowners Relations (not present)  
Vacant - Maintenance
  - E. Introduction of new Association members – Heather Capen (not present)

The board noted that about 16 new resident households joined our HOA over the past year.
  
- II. Minutes from 2020 Annual Meeting  
[view at <https://deerrunneighbors.com/neighborhood-info> ]
  - A. Review of minutes
  - B. Accept/Revise minutes

The 2020 minutes were accepted.
  
- III. President's Report

Pres. Lawless went over several key items from the past year.

  - Due to a few break-ins, he reminded residents to keep house, garage, and car doors locked. Just watch out for your neighbors.
  - The HOA website has lots of information about the HOA, its requirements, and more.
  - The snow removal policy on the website will be followed, with the Board making the call when sufficient snow requires clearing by our contractor Green Thumb.
  - If the winter is warm and above average, consider watering your grass periodically.

#### IV. Maintenance Report

Several Board members updated the HOA on 2021 maintenance issues.

- Fall Cleanup: We have asked Green Thumb to do a full fall cleanup this year, which started today. They will be trimming bushes and cleaning up leaves.
- Lawn Irrigation: Our irrigation system has been our biggest challenge this year. GT has winterized (drained/blown out) the system. The 20-year-old system had several water main breaks this year: two major breaks under sidewalks and a few within grass areas from tree root damage. We expect more breaks in the coming years. If you see water leaking, call a Board member. Do not talk with a GT employee. Budget-wise, we are ok with regard to irrigation expenses and maintenance.
- House painting: The HOA pays for house trim and other painting as noted on our website. Several homeowners repainted their homes and asked that the HOA painting occur later. To avoid confusion, we will strictly follow the HOA schedule noted on the website. A homeowner may forgo HOA painting, but the home will not be HOA painted until next scheduled. Our painter is retiring, so we will be hiring a new contractor for 2022.
- Design Review Request Form: Any changes to the house exteriors or landscaping must be approved by the Board. This includes changing paint colors. The form is on the website.
- Trash Removal: Due to staff shortages, GFL missed a few collections during the year. We keep in contact with them.

#### V. Homeowners Relations report

None, other than the earlier comment about the new members.

#### VI. Financial Report

##### A. 2021 financial report

BSR, our past contractor, was purchased by RowCal. We had some bumps in the transition, ex. some contractors not being paid on time; but through discussions with RowCal, issues are being straightened out. We can share the monthly financial reports with anyone interested.

##### B. Presentation and discussion of Proposed 2022 Budget

The proposed budget was included in the annual meeting mailing. Homeowner Butch Reid assisted the treasurer in developing the budget, paralleling recent year budgets. For 2022 we are budgeting about a \$4800 positive net. The monthly dues will remain the same as in 2021.

The budget was opened for discussion, which included:

- We do not foresee any large expenses this year. As noted earlier, irrigation breaks might occur. Our water bills have been well within that allotted by the Colorado Springs utility. Our iron fence upfront needs some repair.
- HOA get-togethers – we do have sufficient funds to hold our Koffee Klatches, picnic, and other gatherings. If health issues allow us to

reinstate, we will do so. We tried to hold our picnic this year, but caterers were difficult to get.

- Altogether the HOA is sound financially and we are keeping sufficient funds in our cash operating account. We do not want to go under total management by a management company, such as RowCal, which would be very expensive.

C. Acceptance or revision of Budget

No revisions were proposed.

D. Vote on 2022 Budget – “No increase” in Monthly Assessment

Attendees voted to accept the budget; there were no negative votes.

VII. Election of Board of Directors

Three members’ terms expire but they will continue on for one more allowed term. We do need more volunteers for Board members, especially for maintenance, homeowners’ relations, the newsletter, and general board. Sec. Goll noted that in about 2 years, experienced Board members will be gone. If we do not get new members, the alternative is to hand over HOA responsibilities to a management company, which will be very expensive.

Ray Lawless, Bruce Young, and Dan Forbeck were unanimously re-elected to the Board. This would be their last term (only 2 consecutive terms allowed by Covenant rules.) John Goll has one year left in his current term.

VIII. Old Business

None

IX. New Business

A. Announcements

None.

B. Open discussion of homeowners

Questions/discussions from homeowners:

- The “no solicitor”, etc. sign at the entrance needs fixing. Our past contractor is no longer available, so we have been looking for a new one. A homeowner might be able to find us help.
- Questions about the trees at the newest homes in which the builder did not do the proper landscaping. The HOA received compensation from the builder and the homeowners were able to purchase approved trees.
- Housing colors: several homes had been painted colors different from their existing. The Board had reviewed and approved the colors, although the colors seemed different after painting due to how viewed in various light. Neighbors liked the additional work done at one of the repainted homes.
- Design Change Form: The changing of paint and landscaping noted above re-emphasizes the importance of the Design Review Change Form. This formally documents the changes approved. The time frame for the form is 30 days before any work is proposed.

- Winter tree kill: The HOA had Tall Timbers walk through the neighborhood to note trees that need extensive trimming or removal due to dying limbs. Homeowners are responsible for their property trees and may use any contractor. Blue Spruce replacement trees are frowned upon due to needle acidity and roots.
- Future water issues: Lack of water will be more of a problem in the future. Are there thoughts of transitioning to zero-scape? In response, the Board noted that GT must submit a water plan to the Colorado Springs utility each year, and we have not exceeded 80% of our budget in any month. Zero-scaping would greatly affect our irrigation system and be costly. A homeowner can redo landscaping at their expense with Design Review approval.
- Fissures in the street on Doe Skin: the fissures appeared to be filled with sand, but not sure by whom. The Board noted that we have been on the city's street repair list for 12 years, but only minimal repairs have been done (on Creekwood). The city has an app by which you can take pictures of street problems and submit for repair.
- Grass mowing on our property peripheries. Some question on where the boundary may be for mowing and the cottonwood trees south of Velvet Court. The Board will check this out.

X. Announce new 2022 Board of Directors

See VII.

We are still looking for more board membership. Please consider.

XI. Adjournment of meeting

Adjourned at 7:06 pm.