

**DEER RUN HOMEOWNERS' ASSOCIATION
2022 ANNUAL MEMBERSHIP MEETING MINUTES**

Pikes Peak Library 21C, Venue Room
1175 Chapel Hills Drive

Wednesday, December 7, 2022

Note: Minutes are not verbatim transcript but represent the general discussion.

- I. Annual meeting commencement
 - A. Greetings
Treasurer Dan Forbeck opened the meeting.
 - B. Acknowledgement of meeting notification
Meeting Notice, Agenda, Proxy Notice, and Proposed 2023 Budget mailed to all homeowners by Diversified Association Management.
 - C. Approval of quorum – 10% required for quorum
Quorum: 7 homeowners.
Homeowners present: 17. Proxies received: 5.
Total households represented: 22. Quorum approved.
 - D. Introduction of Board of Directors:
Dan Forbeck – Treasurer (presided at meeting in lieu of President)
John Goll – Secretary
David Hart – Maintenance
Absent:
Ray Lawless – President (illness)
Bruce Young – Vice President (illness)
Cory Parkey – Homeowner Relations (out-of-town)
 - E. Introduction of new Association members
List not available. General introduction of several present.
- II. Minutes from 2021 Annual Meeting
 - View at: <https://deerrunneighbors.com/neighborhood-info>
 - A. Review of minutes
 - B. Accept/Revise minutes
2021 Minutes accepted.
- III. President's report
Due to president's illness, no summary, but he may summarize in an email.
- IV. Maintenance report
David Hart summarized key maintenance issues for the year:

- A. Lawn work and fall cleanup complete.
 - B. Painting is mostly done, with one house to be completed when weather warms. We plan to go out for bids for 2023 painting.
 - C. We will have a new 2023 contract with Green Thumb for lawn, snow removal, irrigation system, cleanup, and we expect increased costs.
 - D. We have had numerous breaks in our irrigation system and expect them to continue due to the age of the system. These are an added expense. In one case it affected a sidewalk, and we have contracted to replace the concrete at a lower expense than first proffered (waiting on the weather.)
 - E. Snow plowing will strongly affect our budget, depending on the number of calls to plow. One homeowner commented that some sprinkler heads were damaged in plowing. Dan Forbeck responded that Green Thumb pays for such events.
 - F. A recent item: Metronet will be laying fiber optic cable within the community. Surveyors are leaving markers. David and Ray are in contact with Metronet to coordinate activities, especially regarding potential damage to our irrigation lines.
- V. Homeowners Relations report
No report.
- VI. Financial report
- A. 2022 financial report
Treasurer Forbeck briefly summarized our current financial status; we will be near budget as long as no excessive snow plowing.
 - B. Presentation and discussion of Proposed 2023 Budget (attached)
During recent meetings, the Board was considering an increase in monthly assessments to \$175 (the budget sent to homeowners in the Meeting Packet.) After internal discussions to use non-CD reserve funds, the Board now proposes not to raise the assessment and keep the monthly assessments at \$160. However, the Board will monitor expenses in the coming months, especially regarding snow plowing events, new contracts for lawn maintenance and painting, and irrigation costs, and if necessary come back to the members if a dues increase is needed. The Board plans to start lawn maintenance and irrigation about one month later and finish several weeks earlier.
During the meeting, several budget scenarios were raised (amounts we might be taking from our reserves), the concern for reducing the snowplowing events for those homes that get less sunlight for melting, the cost of water. See IX.B for further discussion on ideas on handling snow events and irrigation.
 - C. Acceptance or revision of Budget
A call for the vote: the meeting attendees approved the budget with the monthly assessment to remain at \$160.
- VII. Election of Board of Directors

Secretary John Goll's term ends. Scott Crutcher and Jeff Joles volunteered to serve on the Board. Attendees approved Scott and Jeff for the Board for 2023-24 terms. Likewise, David Hart, who joined the Board for the maintenance position during the summer, at the Board's approval, was also approved for the Board for the 2023-24 term.

VIII. Old business

None.

IX. New business

A. Announcements

None.

B. Open discussions with homeowners

- Zero-scaping and water use: Due to the issues concerning water in our city and the likely future increases, several members expressed the interest in investigating xero-scaping or reducing the amount of grass. Numerous issues were noted, such as the landscaping section of our covenants, effects on the irrigation lines, who would pay (homeowners, HOA, some combination), trial areas. As a result, a Xero-scape committee will be formed to investigate the issues and work with the Board. After the meeting 8 households signed up for the committee.
- Snow events: Due to the cost of workhours when our snow contractor is called, the current general HOA policy is not to call for snow plowing unless we receive 3 inches and the snow stops. But depending on location and shade, lesser snow may stay longer for some homeowners. A number of residents are not able to shovel their walks safely. In the past some residents will shovel their area and neighbor's walks for lighter snows. The suggestion was made to develop a list of those homeowners who may need help and a list of homeowners who are willing to help shovel. After the meeting, three volunteers signed to assist. We will have further notice for both lists in a newsletter.
- Cork siding: One homeowner noted that she has used cork siding for more insulation and wearability and can provide information to others.

X. Announce new 2023 Board of Directors

2022-23 (continuing) Terms: Ray Lawless, Bruce Young, Dan Forbeck, Cory Parky

2023-24 (new) Terms: David Hart, Jeff Joles, Scott Crutcher
(Positions are set by the Board in its first meeting.)

XI. Adjournment of meeting

The meeting adjourned about 6:40pm.