

DEER RUN HOMEOWNERS' ASSOCIATION
2023 ANNUAL MEMBERSHIP MEETING

AGENDA

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

Tuesday, December 5, 2023

- I. Opening
- Call to order: Meeting was called to order at 5:00 p.m.
 - Acknowledgement of meeting notification: Meeting Notice, Agenda, Proxy Notice, and Proposed 2024 Budget were mailed to all homeowners by Diversified Association Management.
 - Approval of quorum – 10% required for quorum. (7 homeowners)
Homeowners present: 15 properties represented (23 individuals)
Proxies received: 7
Total households represented: 22. Quorum approved.
 - Introduction of current Board of Directors:
Ray Lawless – President
Scott Crutcher – Vice-President
Dan Forbeck – Treasurer
David Hart – Maintenance
Cory Parkey – Homeowner Relations
Jeff Joles – Secretary
- II. Minutes from 2022 Annual Meeting
- The minutes of the last annual meeting were mailed to all homeowners and were also available on the community website,
<https://deerrunneighbors.com>
 - Review of minutes. There was one question about the Zeroscape Committee. Ray said that the committee never met.
 - Accept or revise 2022 minutes. Minutes were approved by a voice vote.
- III. President's Comments: Ray Lawless provided a 2023 overview of the HOA.
- The community is doing very well. Several realtors and people from other HOAs have commented on the range of services provided for the costs paid by residents.
 - Goal has been to provide good service without raising dues. The dues have remained at \$160/mo for 5 years. This is only possible because of the volunteers in our community, particularly the volunteer board.
 - Costs are increasing, and a dues increase may be necessary in 2024.
 - Water initiatives: Smart meters. A city initiative to monitor water usage and rapidly identify any breaks or leaks.
 - Water initiative: Smart waterheads. City utilities is offering a \$4,000 incentive to install lower-loss sprinkler heads. Board is working with

Green Thumb to get additional information.

IV. Committee Reports

- Maintenance report
 - MetroNet fiber installation project is expected to kick off in late December. Anticipate a 2-4 week installation period. The board is monitoring the project and asking for guarantees that any damage to the sprinkling system will be repaired at no cost to the HOA or residents. There was additional discussion about the pros/cons of this project.
 - We are working with Green Thumb about the possibility of switching to a grass that requires less water. This is being tested at another property, and we will monitor the results.
 - House painting transitioned to a new contractor. Overall the 2023 project went well, but costs increased from \$14K to more than \$22K.
 - There was a question about Christmas lights. Ray replied that we do plan to put up the lights this year. But, there is a problem with the electrical connections at the front entrance.
 - Question about street repairs. Board has been inquiring from the city, but has received little response thus far. We will continue to follow up.
- Financial report
 - Dan provided a summary of the HOA's financial status. We are in a good financial situation with a cash balance on-hand of over \$50K. The rainy spring and summer significantly reduced water expenses this year, and snow removal costs have been minimal.
 - Water is our largest expense. Homeowners can help by performing watering. Water costs are expected to rise significantly in coming years.
 - Dan summarized the proposed 2024 budget. It would require dues of \$180/mo to balance the budget. But, the board's goal is to minimize dues increases. For now, the board recommends the dues remain at \$160, but we will reconsider in the spring or early summer.
 - There was a question about the HOA's reserve fund. Dan provided summary figures for various accounts.
 - A resident asked that next year the board present the operating and reserve funds at the annual meeting. Board agreed.
- Homeowners Relations report
 - Cory summarized 2023 social events. The picnic was a welcomed return after the hiatus of face-to-face events during the COVID pandemic. Neighbor coffees will be reintroduced soon.

- Community feedback about social events is welcomed. Contact Cory.
- One homeowner asked for a copy of the HOA's member roster. Ray said that the Facebook page is being used for neighborhood communication. Cory said she will help assemble a directory for residents who are willing to publish their information.
- VP's report
 - Scott encouraged everyone to take advantage of the Facebook page to communicate neighborhood information.
 - He discussed the painting contract and encouraged neighbors to consider painting their homes.
 - There was a question about cork coating. Ray reported that the Peterson's were happy the product, but cautioned that it is expensive.

IX. New Business

- 2024 Budget. The budget was approved by a voice vote.
- Election for 2024 Board of Directors. There were no new volunteers to serve on the board in 2024. Jeff appealed to the attendees to consider serving, and ask anyone who might be interested to contact a board member.
- Announcements
 - Next board meeting will be December 12th. Ray invited visitors.
- Open discussions with homeowners
 - Keep vigilant about non-residents in the neighborhood, particularly over the holidays.
 - Discussion about snow removal. Safety needs to be considered. Board is willing to help residents with snow removal as needed.

X. Announce New 2023 Board of Directors. No new board members were elected.

XI. Adjournment. The meeting was adjourned at 6:30 p.m.