

**DEER RUN HOMEOWNERS' ASSOCIATION
2024 ANNUAL MEMBERSHIP MEETING**

MEETING MINUTES

LINKS Management Solutions
2020 N. Academy Blvd., Suite 239, Colorado Springs, CO 80909

Thursday, November 14, 2024

- I. Opening
 - A. The Association Treasurer welcomed the attendees, made some introductory comments about the requirements for the annual meeting, and displayed a letter to the HOA from the Association President who could not attend.
 - B. Call to order. Meeting was called to order by Vice President at 6:35 p.m.
 - C. Greetings
 - D. Acknowledgement of meeting notification: Meeting Notice, Agenda, Proxy Notice, and Proposed 2024 Budget were e-mailed or delivered to all homeowners by LINKS Management Solutions.
 - E. Approval of quorum – 10% required for quorum. (7 homeowners)
 - Homeowners present: 16
 - Proxies received: 5
 - Total households represented: 21. Quorum approved? Yes
 - F. Introduction of current Association Board of Directors:
 - Ray Lawless – President
 - Allen Meyer – Vice-President
 - Dan Forbeck – Treasurer
 - David Hart – Maintenance
 - Cory Parkey – Homeowner Relations
 - Jeff Joles – Secretary
 - G. Introduction of new Association members. No new members were in attendance. The Vice President introduced our new management company, Links, and Andrea Jones our new Association Manager.
- II. Minutes from the Association 2023 Annual Meeting
 - View at: <https://deerrunneighbors.com>
 - A. Review of minutes. No comments.
 - B. Accept or revise 2023 minutes. Minutes were voted on and approved.

III. President's Comments: The Vice President provided a summary of the President's letter to the HOA.

IV. Committee Reports

A. Maintenance report

1. MetroNet's plan to run fiber into the neighborhood was put on hold due to potential risk/cost associated with possible sprinkler system damage or damage to the front entryway. MetroNet may run fiber next year from the west end of Seton Pl.
2. The summer watering and mowing season went well. We started a week later and ended a week earlier as a cost savings measure, but the lawns looked great for the summer.
3. Snow removal started with last week's snow.
4. Reminder that all contact with Green Thumb must come through the board. Residents should not be making requests or providing instructions directly to the Green Thumb staff.
5. The board is planning to replace the sprinkler system clocks sometime next year to take advantage of a \$10K rebate from the city.
6. Painting went well. Homes are painted every six years and 12 homes were painted this summer at a cost of \$18,000. One of the residents commented that her home was not yet finished. Our Maintenance Manager asked her to email him the details so this can be addressed with the contractor.
7. A resident asked about the front entry—stated it is getting overgrown and needs attention. The Maintenance Manager said it is the homeowner's responsibility. There was discussion of the need to spruce up the entryway, possibly engaging Green Thumb next summer to assist.
8. A question was asked about the broken stop sign. The board plans to replace the post.
9. The group discussed the need to continue building a sense of community.
10. A question was asked about snow removal policy. The Maintenance Manager explained the factors that are considered for each snow removal.

B. Homeowners Relations report: None

C. Financial report

- a. Dan presented information on inflation and how those increased costs affect Association costs. Andrea explained that Deer Run dues of \$175/mo are very low compared to other local neighborhoods.
- b. A resident asked for copies of the Income Statement and Balance Sheet. Andrea said they can be posted on the Deer Run website.
- c. There was some discussion about using ~\$16K from our operating fund to meet our estimated budget for 2025. Butch said we are on a cash-basis accounting

system, so should not show the "Additional Income" line. A motion was made and seconded that the Additional Income line be removed from the 2025 budget. The motion was seconded and then approved. There was discussion that in 2025 we will expect to operate at a deficit of \$16K for the year, but there are sufficient funds in Operating Capital to cover this overrun if needed. The board will try to minimize this potential deficit.

VIII. Old Business

- A. Discussion about the initiative last year to zero-scape. Butch said the committee never met because the President and Green Thumb said the cost to implement would be high.

IX. New Business

- A. 2025 Budget. Motion and second that we approve the proposed 2025 budget. Motion carried.
- B. Election for 2025 Board of Directors. The Board received no volunteers. The Vice President solicited interest from the meeting attendees; there were no volunteers. There was subsequent discussion about the need for the longer-term residents to reach out to newer residents encouraging them to participate and join the board. A resident requested we publish a neighborhood roster. Our Association Manager explained that Colorado Law provides strong privacy protection, therefore it is not advisable to publish a roster.
 - a. A motion was made and seconded to reelect Jeff and David for a second term. The motion was approved.
- C. Announcements
 - a. Next board meeting is scheduled for 17 December at David Hart's home.
- D. Open discussions with homeowners.
 - a. A question was asked about what we do to welcome new homeowners to the neighborhood. Links sends a welcome package; the President and Homeowner Relations Manager usually visit the new people. The board will discuss how to ensure someone connects with new homeowners in a timely manner.

X. Announce New 2025 Board of Directors. No change to the current board.

XI. Adjournment. The meeting was adjourned at 8:02 p.m.

