



DEER RUN HOMEOWNER'S ASSOCIATION 2025 ANNUAL MEMBERSHIP MEETING

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

Saturday, December 6, 2025

I. Opening

- A. Call to order. Ray Lawless, Association President, called the meeting to order at 10:05.
- B. Greetings.
- C. Acknowledgement of meeting notification: Meeting Notice, Agenda, Proxy Notice, and Proposed 2026 Budget e-mailed or delivered to all homeowners by LINKS Management Solutions.
- D. Approval of quorum – 10% required for quorum. (7 homeowners)
 - Homeowners present: 11.
 - Proxies received: 4
 - Total households represented: 15. Quorum approved.
- E. Introduction of current Board of Directors:
 - Ray Lawless – President
 - Allen Meyer – Vice-President
 - Dan Forbeck – Treasurer
 - Jeff Joles – Secretary

II. Minutes from 2024 Annual Meeting

- View at: <https://deerrunneighbors.com>
- A. Review of minutes. There was a question about the delay in posting the draft 2024 meeting minutes to the community website. The Secretary said this year's draft will be posted by the January board meeting
- B. Accept or revise 2024 minutes. Minutes were approved by a voice vote.

III. President's Comments

- A. Ray Lawless, Association President, greeted meeting attendees.

IV. Committee Reports

A. Maintenance report

- The President shared that he has also been serving as the Maintenance Director since David Hart moved.
- The President explained the business decision to change our landscaping contractor from Green Thumb to a new vendor. This change is necessitated by rising costs. The new landscaping contract was bid at \$72K; Green Thumb 2025 costs were over \$100K
 - Handy Concrete Guys (“Fred”) will take over snow removal in January.
 - Double R Landscaping (“Richard”) will take over landscaping in January. The Property Manager described her positive experience with Double R Landscaping.
- Next spring the board plans to solicit bids for painting from multiple contractors in an effort to control painting costs. The board anticipates no changes to the existing paint schedule.
- The electric system at the front entrance is in need of work but was unfunded in 2025. May be fixed in 2026 if funds are available.
- Weather permitting, Double R Landscaping will perform an end-of-year leaf cleanup in December.

B. Financial report

- Dan Forbeck, Association Treasurer, gave an overview of the HOA’s finances. Copies of the 30 November balance and proposed 2026 budget were provided to attendees.
- 2025 expenses caused us to fall below our minimum reserve level. Reserves are currently \$49,466.25, below the minimum threshold of \$52,000.
- A resident asked what the bottom line is on net gain/loss through the end of October. There was a discussion of Cash-Basis or Accrual-Basis accounting. The Property Manager said the State of Colorado requires accrual-based accounting, and explained the difference between the two accounting methods. Butch Read said the community has been in a loss position for the past four years. The board acknowledged this fact. The President explained the rising costs related to landscaping, irrigation system maintenance, and the new water controllers.
- A member questioned why the balance sheet shows an equity balance of \$27K which is different from the net equity balance given by the Treasurer. The Property Manager explained that the balance sheet does not show the Charles Schwab reserve account. Security Service is the only reserve account. It was agreed the balance sheet should show all funds in the reserve accounts. A corrected balance sheet that includes all reserve accounts will be provided to homeowners by LINKS.

- There was discussion about the pending dues increase. Why? The Treasurer explained that the \$25/month increase is needed to cover increased expenses and to recoup the Association reserve. The goal is to have a balanced, realistic, and reasonable budget. The increase, if approved by the association, will be effective on February 1, 2026.

C. Other Discussion

- A homeowner asked whether board meeting minutes are posted on the Association website. The Secretary said the minutes for monthly meeting have never been posted. The Property Manager said in 2026 LINKS will begin to make minutes available on their homeowner portal.
- There was discussion about communication with LINKS and the board. The President invited residents to attend monthly board meetings.
- A resident asked how board meetings are announced. The Property Manager said that beginning January the meeting information will be provided monthly via the portal.
- A resident asked about the health of our irrigation system, pointing out that it is getting very old. The treasurer acknowledged. This led to a discussion about the poor status of our roads and sidewalks. This is a city issue, and residents are encouraged to report the problems to the city.
- A resident emphasized that as a community, Deer Run owners and residents need to have a “we” mentality rather than an “us/them” relationship. There was subsequent discussion about getting other community members involved, and an appeal for help on the board. The common goal is to work toward a positive community spirit.

VIII. Old Business. None.

IX. New Business

A. 2026 Budget. Mel Lucero made a motion to accept the 2026 budget. Kathleen Rigby seconded.

- A resident asked why the transfer from the operating account to the reserve account is listed in the expenses. The Property Manager said this is how the accountant wants it reflected. This reflects the board’s commitment to replenish the association reserve fund.
- Motion passed via show-of-hands, 11 in favor with 4 opposed.

B. Election for 2026 Board of Directors

- George Hartman volunteered to serve on the board in 2026.
- The secretary nominated Sean Guzman.
- The motion was made and seconded to accept the two new board members. Motion carried unanimously.

C. Announcements.

- Kevin Kokinda volunteered to help with electrical system at the front entryway.
- A resident mentioned the opportunity to participate in a Firewise program. Information will be provided to the board at the January board meeting.

D. Open discussions with homeowners

- A homeowner observed that in the past Green Thumb damaged sprinkler heads while snow plowing and has then charged the HOA for repairs. Acknowledged.
- There was a discussion about broadband in the neighborhood. The President explained that the broadband company declined to install in Deer Run because they would not commit to repairing any damage they might cause to the irrigation system or front entryway.
- A resident thanked the board.

X. Adjournment. The meeting was adjourned at 11:45 a.m.