

**Village at Deer Creek Homeowners Association****Board of Directors Meeting Minutes****Date:** April 22, 2025**Location:** Via Zoom**Time:** 6:30pm**Call to Order:**

The meeting was called to order by Felicia Hoerner at 6:30pm. A quorum was established with the following Board members present:

- Felicia Hoerner, President
- Susan Bravatto
- Mackenzie Bohl
- Summer Munoz, Vice President
- Sheri Sealock

**Agenda Items Discussed:****1. Master Association Yearly Dues**

The Board discussed the annual HOA dues of \$190 assessed by the Master Association. It was noted that these dues are billed directly to each individual owner and are not included in the Village at Deer Creek's operating budget.

**2. Buyer Assessment**

The Board approved implementing a \$500 Buyer Assessment for all new buyers within the association. The collected assessments will be deposited into the reserve fund to be used for future capital improvements.

**3. Tree Maintenance and Mulching**

The Board approved the removal of dead trees throughout the property. In addition, mulch will be installed around the remaining live trees as well as in the common areas near driveways.

**4. Rules and Regulations Review**

The Board reviewed the association's Rules and Regulations and confirmed that they remain attached to the Covenants. After discussion, it was determined that no changes are needed at this time.

**5. Visitor Parking Reminder**

The Board discussed visitor parking enforcement. Owners were reminded that visitor parking spaces are not for permanent use and vehicles left in these spots may be towed. Additionally, all visitor spots must remain clear during snow events to allow for proper snow removal.

**6. Pet Waste and Lawn Care**

Owners were reminded to pick up after their pets and to remove dog tie-outs and stakes when not in use. This helps maintain a cleaner community and allows lawn services to properly maintain the grounds.

**Adjournment:**

There being no further business, the meeting was adjourned at 7:17pm

**Minutes respectfully submitted by:**

Property Management by Design

Village at Deer Creek HOA

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