

Deer Run Annual Meeting
September 7, 2025
Pizza Shoppe - Blue Springs

Prior to this meeting called to order, the secretary, president, and vice president reviewed those in attendance and determined a quorum (34/91) was present to conduct the meeting. 7 - Board members present - Tom Rohr, Galen Ericson, Kris Solsberg, Kimberley Criss, Jared Pumphrey, Sarah Hudson, and Camille Seever

9 - Additional Member Households - Denny, Barrett, Gibler, Hinton, Adams, Saenz, Sebby, Brungardt, Henning,

18 - Proxies

34 - Member Households are represented certifying a quorum.

The meeting was called to order by Jared Pumphrey at 6:37 p.m.

Motion to approve 2024 meeting meetings by Abigail Pumphrey & seconded by Evelyn Ericson. Minutes are approved.

Treasurer's Report by Kris Solsberg - Current expenses shared with expanded view for commons area.

Budget Execution to Date

-https://drive.google.com/file/d/1VTQpd0tzral2WwIRgfUYPT_K9hA7h5Ew/view?usp=drive_link
Profit and Loss -

https://drive.google.com/file/d/1M7JOxuGjszPoO_zANNJ5ltJfLdAsHG6n/view?usp=drive_link
Historical data was shared YOY -

https://docs.google.com/spreadsheets/d/1otAmfN8PTsH6EnC05LneNCo7bXlPmURI/edit?usp=drive_link&oid=107366595428754653396&rtpof=true&sd=true

Homeowners advised of budget information that is available on the website.

Social Report (Sarah Hudson) - Shared all standard yearly events and encouraged neighbors to join for those remaining for 2025. Called for volunteers to help with hosting events, wrapping presents for Snowflake Social, packing Easter baskets, etc. Shared slideshow of events from the year.

Commons Report (Tom Rohr) - Outlined projects that were taken care of this year. Electrical continues to be an issue that needs to be addressed. Worked with Brent's irrigation to mitigate an issue this year and worked to optimize sprayers.

Flowers and mulch will continue to be outsourced. Lighting for trees will be outsourced again this year due to size of the tree.

Restrictions Report (Galen Ericson) - Restrictions form available online with decision made within 5 days or sooner. Bylaws are pretty simple - only denied 2 requests in the years Galen has worked with the committee.

Addressed common issues dealt with thru covenants.

Old Business -

Lighting - \$60 per month per light to change out. Not within our budget.

New Business -

Virgil Adams motioned to approve board members Jared Pumphrey (President), Camille Seever (Secretary, Tom Rohr (Director at Large - Commons), and Sarah Hudson (Director at Large). Tracy Saenz seconded. Motion approved.

Frank Block asked about repaving the streets in Deer Run. Galen shared city bond issue will manage all streets to be re-done in 2027. Curbs that need repair will be done. Everyone is welcome to reach out to Galen if there is something that they need to the city to do.

If there are pot holes that need to be done now, please contact the city so they can complete in the summer.

Open Forum -

Abigail Pumphrey asked about fine structure being added to the covenants for those not addressing concerns - fence down, leaving RVs out, etc. since there is not currently a means of enforcing covenants.

- Virgil Adams mentioned could open HOA to lawsuit that we can't afford to pay.

- Brent Seever mentioned there is too much left to interpretation and he wouldn't want to fine someone for something someone else may not.

- Chris Henning suggested going to an attorney that does this already to see what that looks like and then bring it to the neighborhood.

Kimberley Criss just suggested that we need to do something or there's no use in the covenants.

Tracy Saenz suggested neighbors reaching out to see if someone needs help.

Evelyn Ericson agreed with helping neighbors who need help with compliance, but there are some that are just defiant, so reaching out to an attorney to see what a consequences would look like.

Abigail suggested we table discussion until the board can check with an attorney.

Larry Sebby asked if the board had considered revising restrictions for new & innovative roofing materials that are coming out.

Galen said that the restrictions committee has some discretion to approve different material within reason without changing covenants.

Chris Henning, Jana Hinton, and Tracy Saenz would like to be on the restrictions committee.

Jana Hinton addressed ongoing feral cat issue - considering paying someone to come out and trap.

Jared motioned to close the meeting at 7:37pm. Galen seconded, Motion passed.

Next annual meeting date - September 13, 2026 assuming no Chiefs.

Dues Increase Meeting called to order at 7:38pm.

7 - Board members present - Tom Rohr, Galen Ericson, Kris Solsberg, Kimberley Criss, Jared Pumphrey, Sarah Hudson, and Camille Seever

9 - Additional Member Households - Denny, Barrett, Gibler, Hinton, Adams, Saenz, Sebby, Brungardt, Henning,

We need 2/3 of those present to approve.

Galen moved to increase by \$10 for 2026. Chris Henning seconded. Motion passed unanimously.

New dues are \$250 for 2026.

Motion to adjourn special session by Brent Seever at 7:42pm. All approved.