

## **Annual Meeting (Virtual) September 18, 2022**

Prior to this meeting called to order, the secretary, president, and vice president reviewed those in attendance and the proxies (17) and (22) Households logged into zoom including Board Members. The required quorum threshold of (27/89 homes) was met and the meeting could continue.

The meeting was called to order by Sarah Hudson at 7:01 p.m. Board in attendance is Sarah Hudson, Tom Rohr, Camille Seever, Galen Ericson, Patti Allison (virtual), and Jared Pumphrey (virtual). Steve Campbell joined the meeting by phone and Kimberly Criss (nomination) was also present.

Sarah made board introductions and their roles with the current HOA. Jared Pumphrey started the slide show and announced the 5 new residents in Deer Run. Adam James said hey and introduced himself to the neighborhood.

The 2021 meeting minutes were made available for review on the meeting hub prior to this meeting. Sarah asked if anyone needed 3 minutes to review but everyone was good and had reviewed. Patti moved to approve the minutes as written. Penny Kunzeman seconds. Minutes are approved. No Nays.

### **Treasurer's Report by Patti Allison**

Patti shared the board budget execution report and clarified Liquid Asset line items. Amount of dues collected plus any amount of rollover in the budget. We have spent \$13,291 YTD. Expenses from this meeting (annual notices) are not reflected in this report.

Historical review was presented and made available on the meeting hub. Patti mentioned there is a correction for 2021 total for expenses to be \$16,558.00.

Current balance in bank account at \$14,937.99 at Central Bank.

Penny Kunzman asked a question about rollover amounts from year to year.

Penny asks if a percentage of the rollover goes to the reserve fund and grows over time. Some increase in line items but others stay stable. She asks about taking the rollover amount into consideration for future dues increase. Sarah gives some context of why there is rollover to earmark for the budget to come in and complete bigger maintenance projects.

Penny asks for consideration around the reserve fund and what sort of things those monies would be earmarked for.

Larry Sebbly spoke up with some of these ongoing bigger maintenance requirements.

Sarah and Camille clarified that the \$4,000 from last year was the result of a delay in fixing the walls which happened in a new fiscal year.

Abigail Pumphrey asks if there is a way to get clarification on the smaller categories of the commons area budget (breakout) since there's a big line item. Sarah states we could make the commons area breakdown accessible.

Galen Ericson reiterates the budget for the re-wiring and having the funds available when a bigger repair is required.

Penny asks a question about the budget process. Patti explains the process of evaluating line items starting in November.

### **Social Report by Sarah Hudson**

Sarah Hudson gives a social report of the 10 different events that happened since September 2021 - September 2022. She reviewed each event and gave a summary of what happened or the attendance.

New event Taps Across America at the flagpole.

Adopt-a-Street is reviewed to make the neighborhood aware.

Jared reviewed the social survey at [deerrunhomesassociation.com/interest](https://deerrunhomesassociation.com/interest) to gauge interest and involvement in our social events.

An updated neighborhood directory is available on the meeting hub. If there are any changes, submit the resident form or contact Jared with updates.

Sarah reviewed the 3 ways to connect with the HOA and neighborhood happenings on Next Door, Facebook, and e-newsletters.

### **Commons Area Report by Tom Rohr**

Mike Sheehy types in the chat that he appreciates Tom's dedication to the Common's area.

Tom walks through several slides of ongoing projects and needs to the commons area like tree maintenance, annual plantings.

The Commons area has some regular electrical work. Several LED low-voltage lights

don't work. There is an area with several junction boxes that were corroded and needed to be replaced. The squirrels are chewing metal on the tree lights in the island and glass lenses are no longer connected.

Tom reviews holiday decorating and it's a family event. The memorial spruce has grown and now requires a lift to decorate and get up high.

Tom reviews current contractors who are responsible for Common's area maintenance. In the last year we've switched over the mowing provider to Rolling Hills Landscaping.

In 2023, Tom plans to outsource mulching and is planning the budget accordingly and getting bids.

In the last year, the walls have been repaired as stone was crumbling. Stucco work is next. And benches have been installed by the memorial spruce.

### **Restrictions Report by Galen Ericson**

Galen highlights some notes about the restrictions process and 99% of requests are approved in less than 5 days. He reiterates how to submit a request for review and get a timely response.

Galen gives a high level overview about solar panels and how those need to come through restrictions request. The HOA cannot forbid solar panels, but can still restrict placement and look.

### **Old Business**

There were no items brought forward to discuss.

### **New Business**

Elections will be coming up for the 2022-2024 term. The next slide shows current board members and in parenthesis after their names is their position and if it is up for reelection:

- Galen Ericson - Vice President (re-election)
- Patti Allison- Treasurer (re-election)
- Camille Seever - Director-at-Large (re-election)
- Kimberly Criss - Director-at-Large (new nomination)

Sarah states that each position is a two year term and introduces Kimberly Criss as a new board member who has lived in the neighborhood for 3 years.

Frank Block motions to approve the nominations to the board.

Steve Campbell seconds the motion.

Board is approved unopposed for this term.

Patti states that this will be her last term and the Treasurer position will need to be filled in 2024. If anyone is interested, talk to her. She's happy to have you shadow and get your feet wet in this role now.

We still need committee volunteers - restrictions, social, and commons area. There is a PR Board available. Jared currently does some of this already. If we could get someone else involved to attend city meetings that is welcome.

Galen announces that he is District 1 councilmember for any residents that aren't aware. He's happy to talk to anyone in the neighborhood.

### **Open Forum**

Sarah Hudson opens the floor for any last minute Q&A. No questions are brought forward.

The meeting concludes with watching the year in pictures of all the social events. Thank You to everyone who attended.

**The next Annual Meeting will be held on September 10, 2023. More details to follow.**

Abigail Pumphrey motions to adjourn.

Joey Alfino seconds.

All are in favor.

The meeting is adjourned at 8:10 pm.