

2023 Annual HOA Meeting

Welcome



Agenda*

- Roll Call/Proxy Certification
- Proof of Meeting Notice
- Approve 2022 Meeting Minutes
- Reports of Officers
- Reports of Committees
- Election of Directors
- Unfinished Business
- New Business
- Adjournment

**HOA Bylaws, Article III, Section 7*

Current as of October 1, 2023

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Let's get started...

- Roll Call/Proxy Certification
- Proof of Meeting Notice
- Approve 2022 Meeting Minutes



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Reports of Officers

President's Report (1 of 4)

- 1. HOA Purpose -> **Sustain Community Property Values**
- 2. HOA Documents ->
 - Articles of Incorporation..... Legal Basis
 - Covenants..... "What"
 - ByLaws & Policies..... "How"
 - Architectural Guidelines..... "Standards"
- 3. BoD Responsibilities ->
 - A. Maintain Common Areas
 - B. Enforce Standards
 - C. Comply with Laws
 - D. Manage HOA



Note: All documents available at HOA website www.deercreekcos.com (no login needed).

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Reports of Officers

President's Report (2 of 4)

BoD Responsibilities (Basic)

ACCOMPLISHED

- 1. 2023 Outstanding Assessments
- 2. 2022 State & Federal Taxes
- 3. 2022 Financial Review
- 4. 2023 Insurance Renewal: Property, Liability, & Theft
- 5. 2023 Maintenance Contract
- 6. 2023 Fiber Installation Oversight
- 7. 2023 Financial Oversight
- 8. 2023 Covenant Enforcements
- 9. 2023 Policy Updates
- 10. 2023 Annual Garage Sale & Picnic



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Deer Creek Homeowners Association

Reports of Officers

President's Report (3 of 4)

2023 Goals: *Safety, Community, Value*

ACCOMPLISHED

<i>Safety</i>	<i>Community</i>	<i>Value</i>
1. Trimmed Trees along Ridgeline Dr.	1. Monthly Newsletter	1. Started CD Ladder
2. 4-Way Stop & Crosswalk Ridgeline & Snowflake	2. www.deercreekcos.com	2. Re-Evaluated Contracts & Processes
3. No-Soliciting Sign @ Snowflake Entrance	3. Field-of-Dreams Initiative	3. NGBOA Actions

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Deer Creek Homeowners Association

Reports of Officers

President's Report (4 of 4)

2023 Goals: *Safety, Community, Value*

UNREALIZED

<i>Safety</i>	<i>Community</i>	<i>Value</i>
1. 4-Way Stop & Crosswalk Ridgeline & Blueridge	1. Extend Foot Path to Bridge	1. Sort Storage Boxes
2. Speeding Reduction Initiatives	2. Form Coalition with Neighboring HOAs	2. Reduce Costs
3. Crime Reduction Initiative	3. Neighborhood & Street Events	

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Reports of Officers

Treasurer's Report (1 of 4)

What we spent...

Description	Actual 8/31/23	Budget 2023
Assessments	\$ 53,475	\$ 53,475
Other Income	\$ 143	
Total Income	\$ 53,618	\$ 53,475
Trash Services	\$ 16,973	\$ 29,000
HOA Management Fees	\$ 10,016	\$ 15,024
HOA Administrative	\$ 2,059	\$ 3,300
Insurance	\$ 1,820	\$ 1,400
Grounds & Landscaping - Contract	\$ 1,641	\$ 2,600
Audit & Tax Services	\$ 1,110	\$ 1,200
Community Events	\$ 454	\$ 500
Legal Services	\$ 90	\$ 1,300
Other	\$ 40	\$ 14
Total Expenses	\$ 34,203	\$ 54,338
Net Income	\$ 19,414	\$ (863)

Notes

1. Fiscal Year = Calendar Year, 1 January to 31 December
2. Listed expenses cover 2/3s of Fiscal Year
3. Fiscal Year expenses usually paid in full by next February

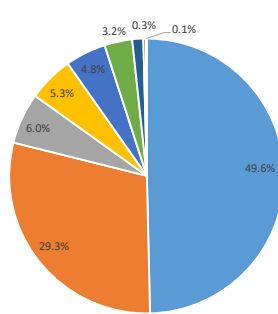


Reports of Officers

Treasurer's Report (2 of 4)

Where it went...

HOA Expense Allocation



Top Expenses

1. 49% Trash Services
2. 23% Management Services
3. 6% HOA Administrative
4. 5% HOA Insurance



Reports of Officers

Treasurer's Report (3 of 4)

What we have...

Operating Cash	\$27,199
Reserve Balance	\$40,616

Total Cash	\$67,815
=====	

Notes

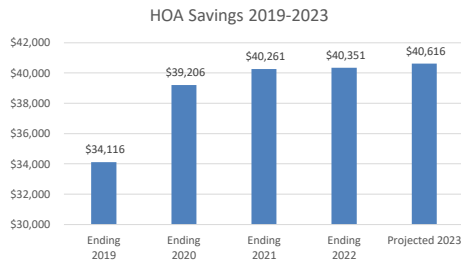
1. Operating Cash drawn from 2023 Assessments
2. Reserves for emergencies and capital investments



Reports of Officers

Treasurer's Report (4 of 4)

HOA Reserves ...



Notes

1. HOA Reserves depleted on retaining wall in 2014
2. HOA Reserves built back from 2015 to 2020
3. HOA Reserves growth from interest 2021-2022
4. CD ladder started in 2023 to increase interest growth



Reports of Committees

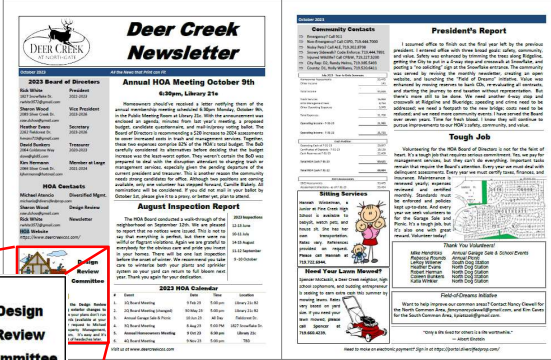
Design Review Committee

- Members
- Process
- 2023 Processed
- 2023 Issues



Design Review Committee

Don't forget to contact the Design Review Committee BEFORE making exterior changes to your home. DRC will ensure your plans don't run afoul of community standards (available at your HOA website). Send your request to Michael Atencio at Diversified Property Management, michael@diversifiedprop.com. It's easy and it's free, and it will save you a lot of headaches later.



Deer Creek Newsletter

Annual HOA Meeting October 9th

6:30pm, Library 214

Community Contacts

President's Report

Tough Job

Design Review Committee

2023 HOA Calendar

Design Review Committee

- MEMBERS
 - Sharon Wood
 - Nancy Clewell
 - Nancy Jones
- STANDARDS
 - 2001 Covenants
 - (on website)
 - 2014 Design Guidelines
 - (on website)
- ISSUES
 - Exterior Lighting
 - Xeriscaping
- PROCESS
 - Send Design Review Form (on website) to Diversified Management
 - Diversified sends to Design Review Committee for approval/comments
 - DRC calls homeowner when project approved, sends letter & window placard
 - DRC calls homeowner to try and reconcile issues if project violates standards

Note: All documents available at HOA website www.deercreekcos.com (no login needed).

Reports of Committees

Newsletter Committee

- Members
- Process
- 2023 Processed
- 2023 Issues

Deer Creek Newsletter

2023 Board of Directors

Bob White	President
Sharon Wood	Vice President
Michael Domic	Secretary
David Bowers	Treasurer
Ken Newman	Member at Large

Annual HOA Meeting October 9th

August Inspection Report

2023 HOA Calendar



Newsletter Committee

- MEMBERS
 - Rick White
- PROCESS
 - Draft / Edit (last week)
 - Review
 - Print, Stuff, & Mail
 - Electronic copy posted on HOA website
- ITEMS
 - Monthly
 - Contact Information
 - Community Spotlights
 - Business Advertising

Election of Directors

- Two Openings / Three-Years
 - Positions Decided After Election
 - Secret Ballot
 - Nominees...
 - Statements...
 - Vote (One per Household)
- Proxy Ballots
- Write in name of candidates.
 - Vote by placing 'X' next to names.
 - Write name & address in PROXY.
- Mail-In Ballots
- Ballots mailed with Annual Meeting Notice.
 - One ballot per household.
 - Ballots mailed to Diversified Management.
 - Ballots RECEIVED by October 1st.



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Unfinished Business

- Anything?



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New Business

- 2024 Budget Proposal & Ratification
- Field-of-Dreams Initiative
- Community Recognition
- Community Forum



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New Business

2024 Budget (1 of 4)

Budget Trends...

- 2014-2021, annual inflation 2%
 - Annual assessments \$325
- 2022, annual inflation 8%
 - Annual assessments increased \$20 to 345
- 2023, annual inflation 4%
 - Republic trash contract has built-in 6% annual increase



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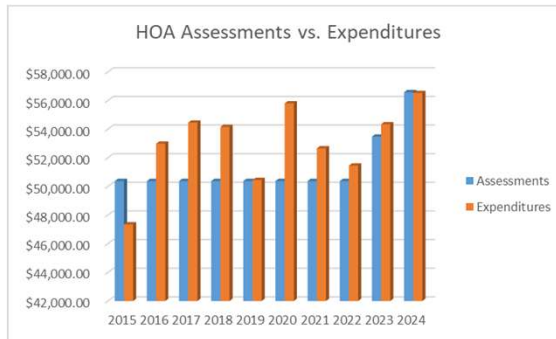
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New Business

2024 Budget (2 of 4)

Budget Options...

- Option 1: Keep current services, increase assessment \$20 to \$365
- Option 2: Change services, keep assessments at \$345, disrupt services



New Business

2024 Budget (3 of 4)

Option 1...

HOA OPERATING FUNDS (checking)	2023 Projected	2024 Estimated	% Change	Description
STARTING BALANCE	\$ -	\$ -		
INCOME				
Assessments & Fees	\$ 33,475.00	\$ 36,375.00	3.3%	155 homes
Other Income	\$ 139.79	\$ -	N/A	\$360 annual assessment
Total Income	\$ 33,614.79	\$ 36,375.00	5.5%	Operating Income
EXPENSES				
General & Administrative:				
Management Fees	\$ 15,024.00	\$ 15,923.44	6.0%	Diversified Association Management, 2-yr, 2023-2023
Audit / Tax Preparation	\$ 1,110.00	\$ 1,176.60	6.0%	Charles F. Roland, CPA, Jan-Apr 2024
Legal / Admin Fees	\$ 300.00	\$ 300.00	0.0%	Unspecified
Insurance Combined	\$ 1,800.00	\$ 1,800.00	0.0%	Liability, Property, & Theft (CRS 28.33-29.31)
Bank Charges	\$ 14.00	\$ -	N/A	Unspecified
Office Administrative	\$ 30.00	\$ -	N/A	Unspecified
Newsletter	\$ 1,320.00	\$ 1,320.00	0.0%	US Postage
Website	\$ 125.00	\$ 125.00	0.0%	GoDaddy, 1-yr, 2024
Admin Fees & Supplies	\$ 1,200.00	\$ 1,200.00	0.0%	Diversified Association Management, 2-yr, 2024-2025
Community Events	\$ 500.00	\$ 500.00	0.0%	Annual Garage Sale & Picnic
Total General Administrative Expenses:	\$ 22,023.00	\$ 23,055.04	4.7%	
Repair & Maintenance:				
Landscape Maintenance	\$ 2,100.00	\$ 2,236.00	6.0%	A Cut Above Lawn Service, Apr-Oct 2024
Total Repair & Maintenance Expenses:	\$ 2,100.00	\$ 2,236.00	6.0%	
Service:				
Trash Collection	\$ 29,000.00	\$ 30,740.00	6.0%	Bechtel/GRU/Republic, 3-yr, 2024-2028
Snow Removal	\$ 855.00	\$ 500.00	N/A	A Cut Above Lawn Service, Nov-Apr 2024
Total Service:	\$ 29,855.00	\$ 31,240.00	4.5%	
TOTAL EXPENSES	\$ 54,008.00	\$ 56,521.04	4.7%	
NET INCOME/LOSS	\$ (393.21)	\$ 53.96		

Board Decision Factors:

- Avoid Disruption
- Maintain Service Levels
- Minimal Increase



Assessments Increase \$20 to \$365

New Business

2024 Budget (4 of 4)

Ratification...

- Approval = Simple Majority
- Rejection = 2/3rds All Homeowners*
- Comments/Questions?
- Vote...

*Covenants 10.4



New Business

Field-of-Dreams Initiative

- **Objective:** Reduce or eliminate common area maintenance.
- **Goal:** Landscape common areas to eliminate mowing, make them more functional, maintain wildfire protection.
- **Method:** Appoint committees to design & recommend landscape improvements.
- **North Common Area:** Nancy Clewell
- **South Common Area:** Kim Caves



New Business

North Common Area

- **Challenge:** Sandy hillside, no water, erosion, pests (voles & squirrels).
- **Solution:** Perennial wildflowers + neighborhood contributions.
- **Method:** Sow before first snow; post signs to mark and protect area.
- **Benefits:** Curb appeal, color, soil stabilization, attract pollinators.
- **Estimated Cost:** \$625.



New Business

Community Recognition

- **Mike Hendricks** for organizing End-of-School Celebration.
- **Rebecca Rounds & Mike Hendricks** for organizing Garage Sale/Picnic.
- **LeRoy Willener, Heather Evans, Robert Hermann, Steve & Gretchen Sandridge, Colleen Bunkers, & Katia Winkler** for maintaining the neighborhood Dog Stations.
- **Everybody** for maintaining your properties and making this a desirable neighborhood where people want to make their home.

Thank you!



New Business

Community Forum

- Questions?
- Comments?
- Recommendations?



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2023 Annual HOA Meeting

Thank You!



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Current as of October 1, 2023

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