

Deer Run Homeowners Association  
2018 Annual Membership Meeting  
Pikes Peak Library 21C, Venue Room  
November 13, 2018

- Meeting called to order at 7:05 p.m. by George Hartman, President. He welcomed the residents and thanked them for attending the meeting.
- Acknowledged the mailing of meeting notification by Bennett Shellenberger Realty.
- Approval for quorum - 10% required for quorum- 42 residents, representing 28 households, attended the meeting. Proxies were received from 13 households.
- Minutes of the 2017 Annual Association Meeting were approved. Copies were made available to attendees.
- Introduction of 2018 Board Members:  
George Hartman - President  
Barbara Sullivan - Vice-President and Homeowners Relations  
Dave Rowe - Maintenance  
Butch Read - Treasurer  
Evelyn Lucero - Secretary

George expressed his thanks to the board and community for their support. He also acknowledged Ron Jenkins for his work on the Deer Run web page. Ron will continue serving as webmaster. George, Barbara and Evelyn will be leaving the Board at the end of the calendar year.

- President's Report:  
The Deer Run web page is updated and has our current Rules and Regulations - Policies and Procedures; Covenants/By-Laws posted.  
New Pet Policy/Invisible Fencing regulations are posted on web page.  
New homes on Seton are in progress and one of the homes will be on the market for sale soon.
- Maintenance Report:  
Pruning of bushes will occur soon; mark your bushes if you do not want them pruned.  
We have some dead trees in our community. It is the responsibility of the homeowners to remove them.  
Dave encouraged winter watering of trees, shrubs and lawns during the winter months.  
Invited residents to help with the decorating of the front entrance for Christmas on December 1<sup>st</sup> at 1:00 p.m.
- Homeowners Relations Report:  
We have 2 new families that have moved into Deer Run. Barbara has contacted both of them and welcomed them to the neighborhood.
- Treasurer's Report:  
Butch reviewed the 2018 Budget and highlighted some of the expenses that Deer Run has on a monthly basis. A 5 year CD matured and we received \$3700 in interest, that amount was added to our bank account.

Butch works closely with the board and reviews the budget monthly with them.  
The 2019 Budget listed Income of \$127,000 and Expenses of \$121,000. The 2019 Budget was approved.

- Election of 2019 Board of Directors:  
Phyllis Martin; Tadd Wermers; Mary Barbour; and Heather Capen volunteered and were elected to serve on the Board.
- **Old Business:**
- Presentation for refurbishment plan of front entrance was discussed. Sprinkler system, lighting and landscaping was put in by builder in 1993. The refurbishing plan includes new sprinkler system, plants, trees and lighting. Several vendors presented bids for this project.
- Motion to spend approximately \$19,000 on front entrance refurbishment plan was made.
- Questions/Comments: Is the center island included in cost? If so, does the budget cover the cost? Instead of using the reserve account to pay for this project....have a special assessment of \$360.00 per household to cover cost.  
Comments about type of plants for entrance.  
Discussion followed.
- Motion to assess each homeowner to pay for the front entrance refurbishment project was made.  
Discussion followed.
- Call The Question:  
  
Motion to fund project by assessing each homeowner to pay for the cost of this project **failed**.  
Motion to fund project using reserve account to pay for the cost of this project **passed**.

Debbie Young, Julie Wermers, Marti Hartman and Mel Lucero volunteered to work with the Board and vendor on the selection of plants for this project.

- **New Business:**  
  
Questions from homeowners:  
Whose responsibility is it to trim the trees? It is the homeowner's responsibility to trim their trees. The Association sprays bushes and trees every year; but the trimming and removal of trees is to be done by the homeowners.  
Fencing along Rangewood...when? The city does not have the funds to replace the fencing along Rangewood at this time; we are on the "list" for next year.  
Sidewalks...some are uneven....City has been contacted about sidewalk issue on Seton and Doe Skin. We are on the list for inspection and will wait for their decision if they will repair.  
Bob Reid thanked the Board for their service.
- Meeting adjourned at 8:15 p.m.