

Deer Run Homeowner Association
2017 Annual Association Meeting Minutes

November 6, 2017

- Meeting called to order by Mike Whatton, President, at 6:38 p.m. at the Pikes Peak Library 21C, Venue Room, 1175 Chapel Hills Drive, Colorado Springs, Colorado 80902. He welcomed the residents and thanked them for attending meeting.
- Approval for quorum - 10% required for quorum - 46 residents attended the meeting.
- Proxies were received from Betsy Rukavina (4645 Seton Place); Linda Osterberg (5725 Doe Skin Court); Max and Nancy Huffman (5710 Velvet Court); and Richard and Johna Weigel (5755 Creekwood Court).
- Acknowledged the mailing of meeting notification by Bennett Shellenberger Realty.
- Minutes of the 2016 Annual Association Meeting were approved. Copies were made available to attendees.

- Introduction of 2017 Board Members:
Mike Whatton- President
Bruce Young -Vice-President (absent)
Roger Vercruyse- Treasurer
George Hartman - Maintenance
Barbara Sullivan - Homeowner Relations
Evelyn Lucero - Secretary

Mike, Bruce and Roger have completed their terms and will not serve on HOA Board next year. Mike expressed his thanks to the board and community for their support.

- Other Items discussed by President:
One home in our community has installed solar panels. The HOA Board has approved guidelines for installation of solar panels by home owners.

The HOA Bylaws have been reviewed and revised.

No monthly dues increase.

- Keep neighborhood as clean as possible, put trash cans out on Friday morning for pick-up. Store trash cans in garage and out of view soon after the trash has been collected.
- Board approved the cost of painting the front steps of a homeowner because the right product was not used initially. In the future, the homeowner will be responsible for upkeep of the front steps.
- Questions for President:

What is the legal status of installing solar panels? Mike explained that we consulted with our lawyer and solar panels are allowed by Colorado State Law; the board then formulated guidelines that will need to be followed by homeowners if they want to install solar panels. These guidelines reflect our current covenants.

Can I put out my recycling bin on Thursday because we share the bin with other residents? Mike stated that if this had to be done, put the container out as late as possible on Thursday night.

What is the status of the empty lots? Owners have been notified that on or before August 2018 the lots need to be landscaped if they are not going to be used for a home site. The new board will follow up with owners next spring prior to the August deadline.
- **Maintenance Report by George Hartman**

Regular maintenance: our maintenance year was quiet with the usual spring and fall clean ups, snow removal and lawn watering. There were no major issues with the sprinkler system this year. Final mowing will be this Friday, November 10th. Trimming of bushes will occur within the next couple of weeks. Homeowners need to mark the bushes that they do not want trimmed by our contractor. Contact George if you prefer to trim your own bushes.

Front Entrance: The Board will be discussing refurbishing and restoring the front entryway of Deer Run. Lighting, stucco, plants and trees need to be addressed. The Board will present a plan to the homeowners prior to any work being done.
- **Homeowners Relations Report by Barbara Sullivan**

New residents John and Sharon Van Rensselaer were introduced. The Board hosted the annual picnic and annual meeting this year. The breakfast meeting was discontinued due to financial considerations. Planters for mailboxes and front entrance were completed. Barbara thanked homeowners who helped with the mailbox planters and their upkeep.
- **Treasurer's Report by Roger Vercruyse**

- It was a good year; wet spring and not a lot of snow. This was a cost savings to our association.
Only 9 homes were painted this year. The paint schedule has been updated.
Our reserve account balance is \$77,000.
Cash on hand is \$28,000.
No monthly increase in homeowner dues.
A 2% inflation factor is reflected in new budget.
Budget approved as presented.
- **Election of Board of Directors for 2018**
Dave Rowe, 1st year 1st term
Butch Read, 1st year 1st term

Unanimous approval of new board members.

George Hartman, Barbara Sullivan and Evelyn Lucero will continue serving on the board in 2018.

Ron Jenkins has volunteered to serve as webmaster for the Deer Run HOA.

There is one vacancy on the board for 2018. If you are interested serving on the board; contact one of the board members. The volunteer for this vacancy will serve for one year (as per our bylaws).

Question from resident....can a husband and wife serve on the board?

No, a husband and wife cannot serve on the board at the same time.

- **The community thanked Mike Whatton, Bruce Young and Roger Vercruyse for their service to Deer Run.**

Meeting adjourned at 7:33 p.m.

Respectfully submitted,

Evelyn Lucero

Secretary

