

**Deer Run Homeowner Association**  
**2016 Annual Association Meeting Minutes**  
**November 10, 2016**



1. **Greetings:** Vice-President Bruce Young called the meeting to order at 6:55 p.m. at the Pikes Peak Library 21C, Venue Room, 1175 Chapel Hills Drive, Colorado Springs, Colorado 80920 and welcomed residents to the meeting. He also explained the difficulty the HOA has had getting volunteers to serve on the Board, and the importance of participating to keep the great deal of a well managed Board that benefits all going in our community.
  - One proxy was received from Kate Dierdorff Hood (5755 Doe Skin Court), Ted Tanner (5743 Creekwood Court), and Michael Bray (5720 Doe Skin Court).
  - Acknowledgement of meeting notification was verified – not all residents received a copy of the Annual meeting packet in the mail from Bennett Shellenberger Realty (BSR), however they did get the notification by other means.
  - Approval of quorum – 10% required for quorum – 45 residents attended the meeting.
  - Introduction of Board of Directors completed:

Mike Whatton – President	Bruce Young – Vice President
Roger Vercruyse – Treasurer	Roger Vercruyse – Maintenance
Barb Sullivan - Homeowner Relations	Roger Bouton – Secretary
  - Our property manager, Bruce Beers, has retired, and therefore could not attend. Mr Mike Schorer has replaced Bruce, but only for booking keeping activities and that additional management services would be offered at an additional cost.
  - Barb Sullivan, the Director of Home Owners Relations, introduced new association members present at the meeting: Gene & Heather Capen, Bill and Chong Eddelson, Richard and Linda Witt, Blake and Elizabeth Maneeley and Stephanie Chaikis.
2. **Minutes from 2015 Annual Association Meeting:**
  - Copies of the 2015 minutes made available; reading of the minutes was waived.
  - Motion to accept the 2015 Minutes was passed unanimously.
3. **President’s report presented by Mike Whatton:**
  - Mike briefed that the updated 2016 HOA covenants are now final, notarized by the State of Colorado, and in effect.
4. **Maintenance Report:** Roger Vercruyse briefed that maintenance involves overseeing and scheduling for grounds, landscaping (mowing, edging, pruning and irrigation), painting, and snow removal. Roger stated that there were 3 unusual maintenance-related events during 2016.
  - A 10 to 20 year heavy snowstorm (about 16 inches) that caused over \$5000 in snow-clearing expenses for the HOA. Combined with other typical snow events in the spring, our entire snow removal budget for the year was expended, and overspent by approximately \$1100.
  - The installation of a power line to the Doe Skin sprinkler controller that was needed to correct a non code-compliant line drawing from the residence at 4635 Seton. The Board approved this work knowing it might require drawing from reserves to pay for it. The cost of this work was \$6750.

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- A break in the main water line at the North end of the community in late September, that cost approximately \$3000 for parts and labor. An undetermined amount of water was also wasted before the leak was repaired.
- Roger also expressed appreciation to Betsy Rukavina for her work improving the appearance of the entrance landscaping, and George Hartman for collecting information on potholes and forwarding it to the city for repair.
- Also mentioned was that Roger has contacted the city about repair of the damaged concrete area at the entrance to the community. We are awaiting the results of an inspection of the damage.
- Finally, Roger recognized Bruce Young, our Vice-President, for his extensive research to correct the painting schedule.
- **Treasurer's Report**
  - Roger Vercruyse indicated the combined cost of the 3 unusual maintenance events was sufficient to cause an expected operating loss for 2016. He estimates this to be \$3000 to \$5000, depending on the extent of snowfall for November.
  - A question was raised regarding a decrease of about \$6000 shown in the 2017 budget vs the 2016 budget for the cost of the landscape maintenance contract. The justification is that \$2000 of that is found in another line item (weeds and fertilizer), and that the intent is to more closely control the services provided next year, particularly in the fall.
  - In spite of the operating loss, the HOA's financial condition is good, with approximately \$70,000 in designated reserves, and \$6000 in general reserves.
  - The membership voted to approve the 2017 budget.
- 5. **New business.**
  - Later in the evening, Roger responded in the affirmative to a request from the members to have Christmas lights installed at the entrance.
  - A resident requested that we consider doing a tree lighting ceremony early in December and we had in past years and perhaps bring back the gathering with cider. Residents seemed very positive about setting it up this year.
- 6. **2016 Board of Directors:**

Mike Whatton	1 <sup>st</sup> year 2 <sup>nd</sup> term	Elected 2014
Bruce Young	1 <sup>st</sup> year 1 <sup>st</sup> term	Filled vacancy in 2016 (previously served 2011 – 2013)
Roger Vercruyse	2 <sup>nd</sup> year 1 <sup>st</sup> term	Elected 2014
Roger Bouton	2 <sup>nd</sup> year 1 <sup>st</sup> term	Elected 2014
Barb Sullivan	2 <sup>nd</sup> year 1 <sup>st</sup> term	Elected 2014
- 7. **Election of Board of Directors for 2017:**
  - Mike Whatton, Bruce Young, and Roger Vercruyse will continue on the Board through 2017.
  - Volunteer nominees for the 2017 open positions are as follows: Evelyn Luccero, Annie Peterson, and George Hartman. The members voted unanimously to elect the volunteer nominees.

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- Each of the volunteers was elected to a two-year term on the board.

8. **Adjournment.** Meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Bruce Young  
HOA Vice President