

DEER RUN HOA 7A – Board Meeting

Tuesday, April 11, 2017

Board Members / Committee Chairs present: Katie Neylon, Cynthia Greenwald, Betty Spangler and Margaret Chryplewicz

Guests Present: Adam Fatka and Marcia Diebler

Meeting was called to order by Katie Neylon at 7:30 p.m.

Secretary's Report: Minutes of the February 14th meeting had been previously approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for March 1, 2017 was \$30,074.21. Deposits were made in the amount of \$300.00 from Assessment fees. Expenses for March totaled \$565.59. Ending Balance for March, 2017 was \$29,808.72 with all bills paid.

Old Business:

- Sheriff Will Stone contacted Betty and is desirous of doing another presentation, this time at the Deer Run Country Clubhouse. This would be offered as a community meeting with all 11 HOA's in Deer Run and to residents. A room has now been reserved for the evening of Monday, April 24th.
- At the same time, the Deer Run POA is going to have a meeting in another room in the clubhouse. Betty will be attending that meeting as The Terraces representative. We are still in the midst of fighting the assessment fees. Betty will continue to keep us apprised of the situation.

New Business:

- Flyers will be printed regarding Sheriff Stone's community meeting and will be distributed to all the neighbors and nearby Deer Run HOA's. Cynthia will post a reminder on both The Terraces Facebook page and on NextDoor.
- Re POA assessments, we have 1 unpaid assessment, the same one for the last 5 years. We have another lien on a property wherein the homeowner did pay the assessment fee but not the interest. Betty wrote letter to the homeowner, who still owes \$56. We are holding the money as leverage in order to force the homeowner to pay the difference with the lien still being enforced. Betty will give us feedback at the next meeting. We also have 2 homes wherein residents died. 1428 Bridlebrook is a Fannie Mae situation and now is under contract. There was still \$40 owed, but we accepted most of the assessment fee. The other household is 1440 Bridlebrook, still in foreclosure.
- Greg Palinkas has taken on more responsibility at his job. Margaret Chryplewicz has taken on the job of handling all of the violations. As a result, Greg has been removed from the Board since he will no longer be involved with violations. We thank Margaret for her willingness to take on this crucial task and Greg for his past efforts.

Awards Committee:

- Yard of the Month for April is 1436 Bridlebrook Dr., Steve and Stephanie Charnas. They put a lot of effort into decorating their yard with Easter adornments. They will receive a \$25 gift certificate from Lowe's. Signage was placed in their yard for recognition.

- Margaret requested that we change the Yard of the Month from April through September to May through October. This winter/spring has been extremely dry, making it difficult to find many yards to choose from. **BOARD approved officially moving to May-October for Yard of the Month recognition.**
- Discussion took place to add a Halloween decoration award with signage. **BOARD approved having a Halloween award.** The award would be a \$25 gift certificate to Walmart. Judging will take place 1 week before Halloween itself. We will bring this up again at our September meeting and Cynthia will put special emphasis on this in the September newsletter to motivate resident involvement.

Violations Committee:

- Violations given to 1252 Bridlebrook. They have taken care of the lawn issues and were thanked accordingly. 1271 Bridlebrook has been given until Easter to resolve their issues. Margaret is putting special emphasis on the very bad houses to work her way up to those less problematic. The yards are not looking very good, especially with our dry weather.

Architecture Committee:

- Requests were made and approved on paint changes at 352 Copperstone and 400 Copperstone.

Hospitality Committee: no new residents

Other Business:

- The outside wall still needs to be painted. Betty is getting 3 bids for both pressure washing and paint. The color needs to be darker than the current color because dirt shows up too easily with the lighter shade. We will table the color until the next meeting. The painter will need to have his own water supply, which somewhat limits the choices. In the meantime, Betty will get some paint swatches so that a decision can be made at our May meeting.

Meeting was adjourned at 7:57 p.m.

Next meeting scheduled for Tuesday, May 9, 2017.

Respectfully reported,

Cynthia Greenwald, Secretary