

DEER RUN HOA 7A – Board Meeting

Tuesday, May 9, 2017

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

Guests Present: Marsha Diebler and Brandon Judd

Meeting was called to order by Betty Spangler at 7:30 p.m.

Secretary's Report: Minutes of the April 11th meeting were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for April 1, 2017 was \$29,808.62. Deposits were made in the amount of \$179.85, monies having come from Assessment fees. Expenses for April totaled \$8,836.39. Ending Balance for April, 2017 was \$21,152.08 with all bills paid.
- Regarding the ongoing problem with the POA assessment bill for \$8,150.00, when Betty attended the POA meeting on April 24th, she was told that out of the 11 HOAs within Deer Run, The Terraces was the only HOA that had not paid up. Betty addressed the issue at hand as being that we were not given prior notice of this assessment at a time when we could have at least increased our own annual assessment by 5%. Our POA representative, Scott Zarnowski, had not informed the HOA of the POA determinations increasing the assessment. When asked what caused this huge increase, Betty was informed that there were a lot of issues of the dredging of waterways within Deer Run and that the recent drought was adding further complications. Also, the POA is in the midst of dealing with its own revitalization. The POA could not say when/if the assessment in future years will be reduced. The \$8,150.00 has now been paid to the POA in full.

Old Business:

- Brandon Judd gave an update on the proposed Community Outreach Program. To date, he's had no requests for help from residents. He has had several who have reached out who are willing to volunteer services. A resident by the name of Mira has a hobby involving couponing and, in the future, she would be in a position of donating toiletries/shampoos, etc. should such a need arise. He will keep the HOA informed of any developments and will put a reminder in NextDoor.
- The Community Meeting held at the Deer Run clubhouse on April 24th seemed to be well received. There were around 12 people from the Terraces who attended, along with other residents from other HOAs. Per Margaret Chryplewicz, Deputy Sheriff Will Stone and several other law enforcement representatives gave a very informative presentation that was more in-depth than our March 14th meeting for The Terraces. Brandon Judd is planning on going through the coursework of the Community Law Enforcement Academy in August.
- Re the painting of the outside wall of The Terraces, Betty talked with resident, Eli Blachstein, who has agreed to check out bids and proposals to pressure wash the wall (with their own water supply). Time is of the essence and it has been agreed upon that whatever color is ultimately chosen will need to be much darker than the present color as it will age better. Betty spoke with Marilyn Phelps from the Clubhouse Point HOA. This HOA has 173 homes and they recently painted their outer wall. Marilyn will be sending some information to Betty for comparison purposes. Betty should have an update for our June meeting after conferring with Eli.

New Business:

- 357 Copperstone: had an enormous delivery of mulch deposited on the driveway. They had no idea that such a large amount would be placed there. The mulch is not of good quality in that dirt, rocks, twigs, etc. are all mixed into it. The resident has had a sign up showing that anyone can take any amount that they want for free. However, that has barely put a dent in the mess. The company that delivered the mulch said that they would charge the resident \$100 to pick it back up. Betty Spangler spoke with the resident and has given 1 week for the situation to be taken care of.
- 1361 Bridlebrook: Intent was to give a violation for yard debris and 2 fence panels lying in the easement area parallel to their yard. In the process of the interaction with Margaret Chryplewicz, the resident informed Margaret that Gerri Williams had many years ago given an authorization to have a fence put up on the easement area? The violation is pending. Cynthia Greenwald will contact Gerri to determine what was said regarding the easement. Cynthia will report her findings at the next meeting.
- Discussion took place regarding complaints on dog waste not being picked up. Cynthia will include a blurb in the newsletter reminding people again to pick up after their dogs. There were also complaints on sidewalks not being swept. Cynthia will also include something in the newsletter regarding the general condition of lawns, etc.
- Marsha Diebler has volunteered to help with the distribution of the quarterly newsletter.
- Brandon Judd suggested that we emphasize a shift in the mindset of community spirit. Instead of trying to enlist help and volunteers from the community, perhaps more emphasis should be put on asking the community what it desires and asking for ideas.

Awards Committee:

- Margaret reported that 1292 Bridlebrook/Faith Stanton has received the May Yard of the Month award. Faith will receive a \$25 gift certificate from Lowe's and signage placed on her front yard. Cynthia will include pictures of the winners for April and May Yards of the Month in the newsletter.

Violations Committee: Margaret did not give out any violations.

Architecture Committee: No activity per Cynthia.

Hospitality Committee: No activity per Cynthia.

Other Business: None.

Meeting was adjourned at 8:35 p.m.

Next meeting scheduled for Tuesday, June 13, 2017.

Respectfully submitted,

Cynthia Greenwald, Secretary