

## DEER RUN HOA 7A – Board Meeting

Tuesday, June 13, 2017

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

**Guests Present:** Brandon Judd

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

**Secretary's Report:** Minutes reviewed and approved as written.

### **Treasurer's Report:**

- Betty Spangler, Treasurer, reported: Beginning Balance for May 1, 2017 was \$21,152.08. Deposits were made in the amount of \$151.00. Expenses for May totaled \$302.69. Ending Balance for May, 2017 was \$21,000.39 with all bills paid.

### **Old Business:**

- Brandon Judd has some personal time constraints, causing him to be behind on his acting as Liaison for our Community Outreach Program. He has been laid off from his job and has other matters needing his immediate attention. He has had quite a few responses from volunteers with a couple of needs being brought to his attention. He will be following up on the emails shortly.
- The Terraces wall has been pressure washed. Rain prohibits the painting of it taking place yet. The approximate cost is around \$3,000, which includes pressure washing, filling all cracks, applying a sealant on the entire wall and 2 coats PPG paint. We will need to check and adjust the irrigation sprinkler heads in order to keep any rust appearing on the wall near Fallen Palms.
- Regarding yard debris at 1361 Bridlebrook, the resident has responded to the violation and the yard debris has now been cleared. The request regarding an extension of the easement has been resolved based on a potential boat being purchased by the resident. This is no longer the case and there will be no such extension.
- Regarding the mulch issue on the driveway of 357 Copperstone, the mulch has been removed.

### **New Business:**

- Our website received an email regarding a complaint from 1296 Bridlebrook Dr. Resident is upset by the condition of the back yard of 428 Copperstone. Betty responded to the owner of the property stating that the Board has no jurisdiction over this type of problem and that the value of surrounding properties is being jeopardized.
- As a result of personal obligations, Cynthia Greenwald desires to step down from the Board. She will remain as Secretary until a replacement has been found. She will no longer be doing the quarterly newsletter. A request for a volunteer for both Secretary and the newsletter was included in the June newsletter. She also put a post on NextDoor.com. To date, there are no volunteers stepping forward. Cynthia requested that other Board members reach out to neighbors to see if other residents might be interested.

**Awards Committee:** June, 2017 Yard of the Month is 357 Copperstone.

**Violations Committee:**

- 11 violations were cited in the month of May, 2017: on Bridlebrook, 1243, 1247, 1251, 1255, 1284, 1288, 1357, 1361, 1365, 1412 and 1421. Of these, all but 2 were taken care of and thank you notes were given to the residents. 1288 and 1357 have both received a 3<sup>rd</sup> violation in June with 10 days to resolve issues with potential liens being posted on the properties with fines involved if not taken care of. With regard to 1288, the mother died with the resident showing no response to violations. Brandon Judd was instructed to reach out to the resident to see if maybe our Community Outreach Program might be able to help out. 1231 is the house involving probate and foreclosure. Tim Adams' services will automatically take place. A lien of \$1,500 has been posted on that property in order to cover lawn service for the remainder of the year, the past due assessment and fines related to the assessment.

**Architecture Committee:** none to report

**Hospitality Committee:** Packet given to 357 Copperstone.

**Other Business:**

- We will have our Annual Christmas Party on Tuesday, December 12<sup>th</sup> (in place of our regular HOA meeting). Debbie Mills will, hopefully, be back by then. In the interim, Betty will contact Debbie to get all the contact info for the fire department and Santa. Margaret will be proactive and contact the fire department so that we can "reserve" a fire truck.

Meeting was adjourned at 8:12 p.m.

Next meeting scheduled for September 12, 2017.

Respectfully submitted,

Cynthia Greenwald, Secretary