

## DEER RUN HOA 7A – Board Meeting

Tuesday, April 10, 2018

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

Guests Present: Lorraine Watts, Faye Skiles, Adam Fatka and Marcia Diebler

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

Minutes of the March 13, 2018 meeting were approved as written.

### Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for March 1, 2018 was \$22,767.59. There were deposits from assessment fees and estoppel fees (on 1243 Bridlebrook and 456 Copperstone) in the amount of \$105.00. Expenses for March totaled \$542.34. There were no unusual expenses for this period of time. Ending Balance for March was \$22,330.25 with all bills paid.

### Old Business:

- We continue to put out pleas for an HOA President. Cynthia will be posting a statement in both Facebook and Nextdoor. Cynthia then read the posting. Betty has created a blurb in the "Acting President's Message" for the June newsletter.
- The Board had agreed to meet before this meeting to discuss a determination regarding the contracting of a community property manager and, specifically, the 3 options that Hector Novoa of Community Management Resources, LLC had emailed to Katie after our March meeting. The options Hector gave ranged from 1) \$11,500 annual fee = \$165.55 annually per owner; 2) \$9,900 annual fee = \$155.75 annually per owner; 3) \$8,700 annual fee = \$148.50 annually per resident. None of the options were going to cover all of the activities currently being taken care of by our volunteers. Betty had researched our past budgets and created a couple of spreadsheets with a breakdown of costs both without such a contract versus including a contract. It became apparent that even if we wanted, the HOA could not afford any management company as we would be in the hole between \$7,171 and \$9,971.

**New Business:** No new business.

**POA:** There was no meeting.

**Violations Report:** The following violations were processed on Bridlebrook: 1240, 1288, 1320, 1374, 1390, 1412, 1428 and 1452. The status on the violations is unknown at this time. The following were processed on Copperstone: 357, 324 and 388 with 357 complying.

**Awards Committee:** 1456 Bridlebrook (Lorraine Watts and Mildred Skiles) won Yard of the Month for April.

**Architecture Committee:** Installation of a vinyl fence was approved by the HOA for 1429 Bridlebrook as long as any applicable permits are signed.

**Hospitality Committee:** None to report.

**Other Business:** None.

Meeting was adjourned at 8:00 p.m.

Next meeting is scheduled for Tuesday, May 8, 2018.

Respectfully submitted,

Cynthia Greenwald, Secretary