



Deer Run Homeowners Association #7A-B
The Terraces HOA Board Meeting
Tuesday, November 12, 2019

Board Members / Committee Chairs present: Gene Mills, Betty Spangler, Cynthia Greenwald

Guests Present: Vicki Brown, Lori Borre, Christian Howell, Karen Scotchie, Marcia Diebler

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

Secretary's Report:

- Minutes of the October 8, 2019 meeting were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for October 1, 2019 was \$10,364.57. Income for October included a \$50.00 Estoppel Fee. There were no extraordinary expenses for October. Ending Balance for October 30, 2019 was \$9,825.11, with all bills paid.
- There are no remaining outstanding assessments for 2019.
- \$10,000.00 CD is reported under "Contingency" on all Treasurer's Reports.

Old Business:

- **Updates on the golf course:** Not discussed
- **Results of our Annual Community Garage Sale:** Sale was held Saturday, October 12 from 8:00 a.m. to 2:00 p.m. Gene Mills, President, walked the entire neighborhood to introduce himself and to encourage community involvement. He estimated that over 30 homes participated this year, making this a hugely successful event!! Gene received some encouraging comments from the residents he spoke with; mostly, residents expressed interest in the appearance of the community. He will try to meet more neighbors at the Christmas party.
- **2020 Slate of Officers:** The slate of Nominees for Directors for The Terraces' HOA for 2020 was presented to the Board:
 - President – Gene Mills
 - Vice-President – Vacant
 - Secretary – Cynthia Greenwald
 - Treasurer – Betty Spangler

After a vote was taken, the BOARD APPROVED the following slate of Directors:

President – Gene Mills

Vice President – Vacant

Secretary – Cynthia Greenwald

Treasure – Betty Spangler

The tally of the return ballots from all homeowners will determine the elected 2020 Directors at the Annual Meeting on January 14, 2020.

- **Tie up loose ends for Christmas Party and Holiday Lighting Contest:** Since the fire truck will not be available on Tuesday, December 10th as originally scheduled, the Christmas Party is scheduled for Wednesday, December 11th. There will be no Board meeting on December 10th. Cynthia will update both Facebook and NextDoor, specifically emphasizing the change in the date. Food contributions for the Christmas Party were determined as follows:
 - Cynthia Greenwald: Spinach dip and bread bowl
 - Karen Scotchie: Drinks (mini cans) and juice for children (she will be leaving on December 5. She will bring items to Cynthia for the party).
 - Marcia Diebler: Cookies
 - Christian Howell: Chips and dip along with juice boxes
 - Betty Spangler: Brownies and bottled water
 - Vicki Brown: Veggies and dip
 - Gene Mills: _____

Decorations for Front Entrances: Gene and Betty will go to the warehouse on November 19th to retrieve decorations. Cynthia, Gene and Betty will decorate the front two entrances on Sunday, November 24th.

Holiday Lighting Contest: Saturday, December 14th. The judges will be Christian Howell, Mike Howell and Vicki Brown. Cynthia will put in a reminder on both Facebook and NextDoor.

New Business:

- **Annual 2020 Assessment:** Betty Spangler, Treasurer, presented the proposed 2020 annual assessment for Board approval. She recommended a 5% increase in assessment from \$104.00 to \$109.00. Of this assessment \$61.20 per homeowner is being paid to the POA (Property Owners Association). The POA is increasing their fees by 8%; however, our DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS limits The Terraces' annual increase to 5%. An assessment letter, which will be dated December 1st, will be mailed to every homeowner in the Terraces. The letter will include an invoice for \$109.00, along with the 2020 proposed budget for approval by all homeowners.

After a vote was taken, the BOARD APPROVED an annual increase in the 2020 assessment from \$104.00 to \$109.00.

- **2020 Budget:** Betty Spangler, Treasurer, distributed a copy of the proposed 2020 Budget to the Board and attendees. The Budget is based on the income from assessments of \$18,000.00 (\$109.00 for 163 homes) and expenses totaling approximately \$23,000.00. Expenses include an increased POA assessment of 8%, or \$9,975.60 (an increase from \$56.70 per residence to \$61.20). Other proposed expenses are consistent with previous years. The proposed budget will be included in the December 1st mailing for homeowner approval.

After a vote was taken, the BOARD APPROVED the Budget for 2020.

- **Annual Meeting January 14, 2020:** Betty Spangler explained that our Annual Meeting, that is scheduled at the Pine Tree Club House on Tuesday, January 14, 2020, will include an announcement of our new Board. Submitted ballots by homeowners will be counted and tallied ahead of time and Directors of the Board will be recognized for the coming year. Betty suggested pizza, cookies, ice, drinks and paper products be offered at the meeting. After a discussion, it was agreed to offer door prizes via a raffle drawing instead of refreshments. A raffle would encourage people to attend the meeting with the possibility of winning a prize. It was determined that 4 gift cards, \$25 each, would be raffled by drawings. Betty will purchase cards: Movie theater (AMC/Regal) tickets, Lowes, Darden and Outback. She also suggested that a flyer be included in the December newsletter advertising the event. Karen Scotchie also volunteered to add a 5th prize of a wine basket. She will give this to Cynthia before she leaves for her trip up north.

After a vote was taken, the BOARD APPROVED an expenditure of \$100.00 for the 2020 Annual Meeting for the purchase of 4 gift cards to a movie theater, Lowes, Darden and Outback.

POA Report: The October meeting discussion focused mainly on eliminating vegetation growing in the ponds in Deer Run. Manny Godinez, President of the POA, personally went through all the waterways in a kayak, and relayed that the strangling of the water flow was much worse than he had thought. The current contractor hired to remove the vegetation is not performing satisfactorily. The POA is in the process of taking bids from other contractors to resolve this situation. There was also discussion on the slightly leaning entrance sign at Red Bug and Eagle Circle. This subject was tabled for a future discussion. The POA is self-insured for the wall, so repairing it is their responsibility. It was agreed to wait until the completion of construction of the apartment complex across the street before resolving. The POA Board approved their 2020 Budget, including an 8% increase in assessment to all HOAs. The Terraces' responsibility will be \$9,975.60, or \$61.20 per home.

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Hospitality Committee: 388 Copperstone (has packet but original people are still living there). Christian will verify, reporting back at our next meeting.

Architecture Committee: 1272 Bridlebrook (Fernando Garcia) on paint and new roof; approved.

Violations Committee: None

Other Business: None

Drawing: (\$10 Walmart gift card if at least 5 attending): Karen Scotchie won the raffle drawing for the 3rd time in a row!

Meeting was adjourned at 8:15 p.m.

Next meeting is scheduled for January 14, 2020.

Respectfully submitted,

Cynthia Greenwa;f