



Deer Run Homeowners Association #7A-B
The Terraces HOA Board Meeting
Tuesday, January 14, 2020

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

Guests Present: Christian Howell, Bill Fulfaro, Mike Scotchie, Karen Scotchie, Luis Garcia, Gary Mircoff, Fernando Garcia, Mira Aborn, Kieran Krely, Lori Borne, Vicki Borne, Amy Steurys, Rick Steurys, M. H. Clark, Dianne Lett, Marcia Diebler, Eli Blachstein, Celia Linton, Cynthia Hedrick, and Candace Hilston.

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

Secretary's Report:

- Minutes of the November 12, 2019 meeting were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning balance for November 1, 2019 was \$9,825.11. Income for the months of November and December totaled \$8,214.00 from Assessments and \$50.00 for Estoppel Fee.
- Extraordinary expenses for November and December included: POA Assessment Fees - \$9,975.00; Maintenance (Quarterly Sprinkler System) - \$255.00; Repair of Electrical - \$225.29; Storage (Annual) - \$575.16; Awards (Holiday) - \$140.00; Miscellaneous (Decorations) - \$257.30; Office Supplies (Annual Assessment and Annual Meeting) - \$257.30; Printing (Signs, Assessment Letters) - \$156.92; PO Box Rental (Annual) - \$44.00.
- Ending Balance for December 31, 2019 - \$5,903.68, with all bills paid.
- There are 24 remaining outstanding assessments for 2020. 2 residents have requested extension (we will allow for extension).
- \$10,000.00 CD is reported under "Contingency" on all Treasurer's Reports.

Old Business:

- **Election of Officers:** Betty Spangler, Treasurer, tallied all of the votes that were included in the Assessments. For the vote to pass, at least 60% of all responses needed to be submitted. There were 98 positive responses which was just a hair over the required 60%. Many payments were made with no hard copy of a vote. This ultimately affected the number of vote responses. Gene suggested that something be set up on the website for online payments of Assessments to include the voting process. It was also suggested that next December, Cynthia put on Facebook and NextDoor a reminder of this option (assuming it has been done). The best news is that

Mike Howell stepped up to the plate to fill the office of Vice-President. We are grateful for his involvement as he and his wife, Christian, have continued to be active in the community. Mike produces and distributes the quarterly newsletter, and Christian hands out Yard of the Month awards and is our hospitality liaison.

- **Recap of Christmas party:** The party was a great success with a very good turnout. It did not rain, which was a wonderful asset to the night.
- **Winners of Holiday Lighting Contest:**
 - 1st Place-(\$50 Publix) 1436 Bridlebrook/ Steven and Stephanie Charnas
 - 2nd Place-(\$35 Publix) 472 Copperstone/ Pete & Denise Konter
 - 3rd Place-(\$25 Publix) 393 Copperstone/Michelle Dominguez & Leo Avila

Honorable Mention-(\$10 Publix) 1243 Bridlebrook/Amber Moore
Honorable Mention-(\$10 Publix) 345 Copperstone/Dave & Beth Wilson
Honorable Mention-(\$10 Publix) 1421 Bridlebrook/Jack & Gayle Mallan

In an effort to continue with community involvement, Gene suggests that we arrange for a Halloween contest. He is not alone in this as several others have spoken about this being of interest. This will be addressed at a fall meeting.

New Business:

- **Open credit card account:** Betty Spangler made a motion for the HOA to obtain a business credit card for HOA expenditures. The procedure, to date, has been that all miscellaneous expenses are paid by means of reimbursement to Board members. All reimbursements are documented and available for anyone to review. However, as Treasurer, she believes there is a conflict of interest in reimbursing herself for expenses during the year. Reimbursement expenses have included: awards for "Yard of the Month," awards for holiday gift cards, gift cards for door prizes; purchase of office supplies; printing, postage; and holiday decorations, etc.

She proposed that a card be obtained from our current financial institution, Wells Fargo. Rewards would also be available from a Visa card. It was determined that only Betty Spangler and Mike Howell (for the newsletter) were in need of receiving a card. Celia Linton wanted to be assured that a specific protocol was used to ensure that there would not be an abuse of usage and for accountability purposes. It was agreed that this concern is of merit and there would be paperwork that could be drawn up to determine the protocol and to legally protect Betty and Mike.

After a vote was taken, the **BOARD APPROVED** obtaining a credit card from Wells Fargo and that Betty Spangler and Mike Howell would receive the cards for usage.

- **Approve new vendor (Kurt Borglum/Weeds Gone, Inc.):** A request was made by Betty Spangler that the HOA be billed every other month an amount of \$65 to having a service weed and trim the boxwood and schefflera bushes at both entrances.

After a vote was taken, the **BOARD APPROVED** this expenditure.

- **Volunteers are needed on our Violations Committee:** Cynthia reminded the attendees that the HOA is still in need of volunteers to participate in checking the neighborhood for those residents/owners who are not keeping their homes and properties maintained. Currently, we have only 1 official volunteer in this capacity. That individual handles all of Copperstone. Cynthia explained the basics of what is involved with creating a violation and that if a 3rd violation would be necessary (if there had been no effort made to rectify the problem), a Board member will assist with further action. At the present moment, Board members are only reacting to the worst conditions and are posting violations themselves. The identity of any volunteers would allow for complete anonymity. Potential volunteers were asked to see a Board member if interested.

POA Report: Betty Spangler reported that she was unable to attend the December meeting. Topics discussed at the November meeting included the inefficiency of the contractor who has been hired to keep the lakes in Deer Run clear. Payment has been withheld from this contractor in order to get him to perform correctly. The POA has advertised for competitive bids; however, there appear to be no other contractors who are interested in doing this work. Another major topic was discussion on how to legally comply to the POA's Covenants in structuring their Board and in correctly organizing the annual meeting. The POA Board approved to hire an attorney to resolve.

Hospitality Committee: 388 Copperstone (Benjamin Kelly); 1409 Bridlebrook (management company); 316 Copperstone (Renatha Garner); 1296 Bridlebrook (Carl Cliver and Carol Sawyer)

Architecture Committee: 1393 Bridlebrook Dr. (for fence to be installed); 1420 Bridlebrook Dr. (2nd approval for silver/gray galvanized metal roof); 1409 Bridlebrook requested form for re-painting but as of yet they have not returned the sent form

Violations Committee: none reported

Other Business:

- Gene received a card addressed to the Board thanking Board members for the hard work put in during the year. This was sent by Borianna and Stoytcha Kiriazov at 1476 Bridlebrook Dr.

- We do not have any update on the status of the golf course.

Drawings:

- Winners of raffle tickets:
 - Theater tickets gift card (\$25): Bill Fulfaro
 - Lowe's gift card (\$25): Luis Garcia
 - Darden gift card (\$25): Vicki Borne
 - Outback gift card (\$25): Mira Aborn
 - Wine basket: Lori Borne

Meeting was adjourned at 8:29 p.m.

Next meeting is scheduled for February 11, 2020.

Respectfully submitted,
Cynthia Greenwald, Secretary