



Deer Run Homeowners Association #7A-B  
The Terraces HOA Board Meeting  
Tuesday, May 12, 2020

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

Guests Present: Mike and Karen Scotchie. This was our first Zoom meeting (because of pandemic of Covid-19).

Meeting was called to order by Gene Mills at 7:42 p.m. (after working with technical difficulties).

**Secretary's Report:**

- Minutes of the March 20, 2020 meeting

**Secretary's report was approved as written.**

**Treasurer's Report:**

- Betty Spangler, Treasurer, reported: Beginning balance for April 1, 2020 was \$13,527.43. Income for the month of April totaled \$112.27 from Assessments.
- Extraordinary expenses for April included: \$150.00 (6 Months of Yard of the Month @ \$25.00 each); Purchase of Flower Seeds - \$100.98. Other expenses were routine.
- Total expenses for April: \$471.13.
- Ending Balance for April 30, 2020: \$13,168.57, with all bills paid.
- \$10,000.00 CD is reported under "Contingency" on all Treasurer's Reports.
- There are 2 remaining outstanding assessments for 2020.

"Claim of Lien for Homeowner's Assessments" was filed on 3 homes on March 25, 2020. After payment of delinquent assessment plus interest and court fees, a "Satisfaction of Lien Claim" was filed on April 13, 2020 for one of these properties. There remain 2 outstanding liens. There has been no additional correspondence with either of these homeowners.

**Treasurer's report was approved as written.**

**Old Business:**

- **Update on Credit Card:** Credit cards have been issued by Wells Fargo to Betty Spangler and Mike Howell. Each card has a credit limit of \$2,300.00. Cards will earn cash rewards based on net purchases. All receipts are reconciled each month and available for review.
- **Update on Unpaid Assessments:** On 3/25/20, 3 liens were filed on properties for non-payment of 2020 Assessment. One lien has been satisfied and a "Satisfaction of Lien Claim" was processed on 4/13/20. Of the remaining 2 liens, 1 is handled by a property management company. Interestingly, this company handles 2 properties within the Terraces with the other property having paid the annual assessment. Cynthia suggested contacting this company by phone to verify that they are still the responsible party. Gene Mills will contact the remaining owner to prod the individual to pay.

- **Update on Digital Communications:** Gene set up Zoom for this and future HOA meetings. All residents will be invited via email. Mike will forward missing PDF files of prior newsletters to Betty to be published on The Terraces website. Missing are newsletters from June of 2018 through present (other than September of 2019). An article reminding homeowners about the Covenants and that the “Request for Home Improvement Approval” form is available on the website will be included in the June 2020 newsletter. Mike will forward to Gene a background image for an article announcing the upcoming Zoom meetings, inviting owners and residents to virtually attend. Hyperlinks for the meetings will also be included.
- **Update on Community Library Box:** Mike Scotchie attended the Zoom meeting to share a community library box that he can make available for \$300. It is made of a composite weatherproof plastic and includes a steel pole with hooks. Also needed for purchase are a couple of bags of cement. It might be possible to decorate the box with hot glue. Mike has a vinyl cutter that could be used to create little designs. Discussion took place regarding where the box should be installed. The cul de sac was one alternative but it might not be obvious for people to use it. Cynthia also suggested the easement next to 308 Copperstone. An article will be included in the newsletter encouraging a potential homeowner to allow the HOA to install a box on the easement-side of their property. It would be in a place that would not create a traffic issue, and yet would be obvious to residents so that they will really use it.
- **Evaluation of Coronavirus and Impact on Our Community:** Until further notice, we will be having virtual meetings via Zoom. Many residents have been affected financially with being out of work/furloughed and many have been volunteering.
- **Update on Bougainvillea 1271 Bridlebrook:** Owner arranged for the bougainvillea to be cut down to almost nothing. There were many rats that scampered away, along with a sole snake. The neighbor at 1275 Bridlebrook no longer has an issue with her new fence being pushed in along with obvious rodent concerns. The old rotted fence was torn down since there was a new fence a neighbor had installed adjacent to it.
- **Makeup Meeting:** Gene suggested that meetings be held through the summer. There is only one meeting to make up, that being April. However, it was suggested that we have meetings EVERY month, including July and August which are typically the Board’s down time.

**The Board approved having meetings every month.**

#### **New Business:**

- **Pet Parade:** Homeowner, Joann Clymber, thought it might be a fun idea to have a pet parade. Anybody who has a pet on a leash would be welcome to join the parade. Those who wish to watch their neighbors can do so from their driveways. We would meet in a to-be-determined area (possibly the cul de sac) and, practicing social distance, if still necessary, pet owners would walk the neighborhood, one group after the other. It would be necessary for a sign to be placed at both entrances to warn drivers of the parade. Since it is now becoming warmer, it was decided to table this until sometime in the fall when the weather is more pleasant. Christian Howell has offered to help plan and organize the event. Cynthia will write a blurb in the September newsletter. This is just one more way we can add to our community.

**POA Report:** No report. Since the onset of the Coronavirus, all POA meetings have been cancelled. Gene suggested that Zoom could work to allow the meetings to continue, and he would be pleased to show Manny (President of the POA) how to work it. Betty will contact Manny to suggest a meeting with Gene.

**Hospitality Committee:** None to report.

**Architecture Committee:** 336 Copperstone (Ernest Hesse/approval of shingle color). There were issues with 2 recently painted homes at 429 Copperstone and 397 Copperstone. These homeowners had not gotten prior approval in the paint color choices, which were bold in nature. The Board has the right to request re-painting. However, due to the financial hardship that the Corona virus is causing, it has been decided to let the colors remain. An article will be included in the June newsletter and Cynthia will write letters to both owners expressing the need to get pre-approval on any painting of homes. Mike and Karen Scotchie volunteered to be part of the Architecture Committee with Cynthia in the future.

**Violations Committee:** 1404 Bridlebrook (Debra Denault)/car with 2 flat tires; 388 Copperstone (Benjamin Kelly)/yard unkempt. Gene Mills and Mike Howell take daily walks around the neighborhood. As they see issues, they will get with Betty who will hand out violations.

**Yard of the Month Committee:** April: Doug Wendt/1417 Bridlebrook; May: Gene and Sherk Defelice/368 Copperstone

**Other Business:** Betty suggested giving Appreciation Awards to residents who have gone above and beyond for improving the neighborhood by possibly volunteering time, creating acts of kindness, etc. Two awards were suggested: Karen and Mike Scotchie of 448 Copperstone and Toni Selden of 479 Copperstone.

Karen and Mike Scotchie came up with the idea of showing appreciation to neighbors by having the HOA purchase flower seeds for each resident including a "Thank You" cover sheet for being good neighbors. They then distributed this to all 163 houses.

Toni Selden requested permission of the neighbor behind her to enter their back yard in order to get a limb that had fallen on her fence. Once given permission, she surmised that the back yard needed a lot of attention. Since she enjoys yard work, she offered to volunteer to clean up the yard, providing over a dozen leaf bags for disposal.

These homeowners contributed to our community and the Board agreed to express appreciation by giving them an "Appreciation Award" and a \$20.00 gift card to Walmart.

**Drawings:** We will continue with drawings virtually via Zoom. Mike Howell now has a Wells Fargo credit card and will purchase \$10 Walmart gift cards. He will also be in charge of giving a number to each participant if there are at least 5 residents present along with actually drawing the winning number.

Meeting was adjourned at 9:22 p.m.

Next meeting is scheduled for June 9, 2020.

Respectfully submitted,

Board of Directors

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Cynthia Greenwald, Secretary