



Deer Run Homeowners Association #7A-B
The Terraces HOA Board Meeting
Tuesday, February 11, 2020

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

Guests Present: Gary Mircoff, Maria Mircoff, M H Clark, Vicki Borne, Lori Borne, Christian Howell, Mike Scotchie, Karen Scotchie

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

Secretary's Report:

- Minutes of the January 14, 2020 meeting were **approved as written.**

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning balance for January 1, 2020 was \$5,903.68. Income for the month of January totaled \$7,899.00 from Assessments and \$150.00 from Estoppel Fees.
- Extraordinary expenses for January included: Raffle Gifts - \$100.00; Clubhouse Rental - \$300.00; Department of State - \$70.00; Printing for Hospitality Packets - \$80.39. Other expenses were routine.
- Total expenses for January: \$901.16.
- Ending Balance for January 31, 2020 - \$13,051.52, with all bills paid.
- There are 6 remaining outstanding assessments for 2020.
- \$10,000.00 CD is reported under "Contingency" on all Treasurer's Reports.

Treasurer's report was approved as written.

Old Business:

- Credit card: No update.
- Update on new vendor, Weeds Gone, Inc.: Weed and trim service has already begun on a bimonthly basis. Betty did not discuss having the crepe myrtles trimmed but will do so

New Business:

- Unpaid Assessments: Betty Spangler, Treasurer, requested permission to send "**NOTICE OF INTENT TO FILE LIEN**" letters to homeowners of unpaid assessments. Intent states that homeowner has 35 days from the date of the notice to pay assessment of \$109.00 plus interest at 18% per annum and court filing fees for a total of \$143.62.

Board approved sending letters dated February 12, 2020 with appropriate follow up. Digital Communication:

- Gene Mills expressed an interest in making communications digital. This could include the newsletter and maybe even monthly communiques, possibly interactive. Voting features could be added that would be directly linked to Google drive. Registrations could also be featured for gatherings such as Halloween, block parties, etc. It would also save on the printing facets of the quarterly newsletter. Cynthia stated that the newsletter, specifically, needs to continue being in paper form. People have a tendency to not read emails unless work related or of special interest. Another reason for a monthly digital communique is to allow for feedback on potential ideas for the community. Gene has a lot of ideas, such as the block party, but does not want to expend unnecessary energy on an idea that is not shared by others. Feedback could be in the form of emails to our website.
- **Community Library Box (aka Little Free Library):** Gene suggested that the neighborhood should have a community library box erected near the front of the neighborhood or in the cul de sac (to keep non-residents from taking). This is an opportunity to borrow/return or exchange one book for another, on the honor system. Mike Scotchie suggested the inclusion of children's books. He might have one he can acquire at work to show at the next meeting. It is made of composite plastic and would cost around \$300. The library's existence would be one more way of participatory community.
- **Spring Garage Sale:** Gene stated that some of our residents have shown an interest in having more than one community garage sale (our October sale) in the spring. We could add the spring's sale in the March quarterly newsletter and Cynthia could advertise in both Facebook and NextDoor. The garage sale banner would be hung on The Terraces' wall. Betty would order reminder signs from Staples to be placed at both of the entrances.

The Board approved having an additional community garage sale in the spring of each year. It was agreed that we would have it on Saturday, April 18th with a rain makeup day of Saturday, April 25th.

- **Yards of the Month:** Our monthly Yard of the Month judging will begin in April and will continue through September. Betty will purchase gift cards for the winners.

POA Report: None

Hospitality Committee: 1248 Bridlebrook (Dillon Hoyce and Allison Sheffield)

Architecture Committee: 1409 Bridlebrook (change in paint color/approved); 1484 Bridlebrook (erection of a fence/approved); 1324 Bridlebrook (change in paint color/form was emailed but no response to date)

Violations Committee: None reported

Other Business:

- **Violations:** Gene brought up the need for volunteers for posting violations. He was under the impression that we really only needed 1 volunteer for each street. Cynthia stated that it would be better to have 2 per street.

Board of Directors
Page 3
February 11, 2020

Drawing: Drawing of a \$10 Walmart gift card if at least 5 attendees: Mike Scotchie won

Meeting was adjourned at 8:07 p.m.

Next meeting is scheduled for March 10, 2020.

Respectfully submitted,

Cynthia Greenwald, Secretary