



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

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

Guests Present: (via Zoom) Jen Cheney and Matthew Starchak and son, Sam (340 Coppertone); Christian Howell (436 Copperstone), David Hollenbach (332 Copperstone)

Meeting was called to order by Gene Mills at 7:35 p.m.

Secretary's Report:

- **Minutes of the July 14, 2020 meeting have already been read and approved by the Board.** The Minutes are available on the website: www.theterracesatdeerrun.com.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning balance for July 1, 2020 was \$12,243.31. Income for the month of July totaled \$50.00 from Estoppel Fees.
- Extraordinary expenses for July included: General Liability Insurance - \$831.00; Miscellaneous Expense: Creative Playthings - \$375.00; Bench - \$105.93; Website - \$315.00. Other expenses were routine.
- Total expenses for July: \$1,894.94.
- Ending Balance for July 31, 2020: \$10,398.37, with all bills paid.
- \$10,142.12 CD is reported under "Contingency" on all Treasurer's Reports.
- There are 2 remaining outstanding assessments for 2020.

Treasurer's report was approved as written.

Old Business:

- **Update on community library box and prankster:** Mike Scotchie and Gene Mills have installed the library box by the cul de sac/pond on Bridlebrook Ct. Betty was able to acquire, with the Board's approval, a bench at an estate sale. Currently the books appear to be geared to adults, though it would be beneficial to have a selection for children as well. Jen said that she had some children's books to add to the collection. Someone has, on several occasions, turned the bench upside down, up the side of the tree, etc., even though there is a cable wrapped around

the tree securing it. However, there appears that no vandalism has taken place. Gene was able to put a shorter cable around the tree which has made it more difficult to shift the bench's location. A suggestion was made to have the library box decorated, possibly by holding a children's event in the future. Gene also suggested having volunteers participate in a community cleanup around the pond area. Jen indicated an interest in getting involved with the community.

- **Update on Unpaid Assessments:** There are no changes. We still have 2 assessments which have not been paid.
- **Update on tree service hired to cut down limbs along Eagle Circle S.:** Betty Spangler reported that 3 bids were received to trim and remove overhanging tree limbs, shrubs and miscellaneous plants that are obstructing lawn maintenance on the easement of the Terraces' bordering wall. Quotes were as follows: Budget Tree Service - \$900.00; Tree Monkey, Inc.- \$2,500.00, and Sun State Tree, Inc. - \$1,200.00. Board members reviewed the quotes. Budget Tree Service was selected and a contract was signed by Betty. Work is to be performed on August 18, 2020.

THE BOARD RATIFIED an expense of \$900.00 to trim and remove overhanging tree limbs, shrubs and miscellaneous plants along the bordering wall on Eagle Circle South.

New Business:

- **Community Garage Sale:** It was agreed that October 17th will be the day for the community garage sale with October 24th set as the makeup day if it rains on the 17th. A banner will be displayed on the wall along Eagle Circle, with Cynthia adding announcements on both Facebook and NextDoor. Because Covid19 is currently a major issue, the need for all participants to use a mask should be included in the September newsletter and social media. Matt is a graphic designer and he volunteered to create something that could be representative of "Please Wear A Mask". We could set something up in our newsletter to that effect and include this on our social media sites. Matt will email Cynthia with this and she will disseminate the info.
- **Certificate of Appreciation to Mike Scotchie:** It was agreed that it would be appropriate for Mike Scotchie to be the recipient of a \$20 Walmart gift card in gratitude for his contribution arranging for and installing the community library box.

The Board approved a \$20 Walmart gift card to be given to Mike Scotchie.

- **Certificate of Appreciation to Christian and Mike Howell:** Cynthia suggested that the Board show appreciation for all that Christian and Mike Howell have done for the community. Before Mike became a member of the Board, he volunteered

to create the quarterly newsletter and help with his graphic art background. Christian volunteered her services to determine our Yard of the Month winners from April through September along with handing out hospitality packets to our new residents/owners.

The Board approved a \$50 Walmart gift card to be given to Christian and Mike Howell for their community contributions.

- **PVC fence between Royal Oaks subdivision and The Terraces:** David Hollenbach brought up the fact that the area along the PVC fence separating Royal Oaks and The Terraces was not being attended to. He questioned who was responsible for managing this. Betty and Gene stated that they believed that the POA was responsible for the maintenance of this area. There are quite a few weeds that are also adjacent to the pond and under the trees on The Terraces' side of the fence. Gene and Betty will be at future POA meetings and will bring this situation to its attention.
- **Halloween decorating contest for September newsletter:** Gene suggested that we have a contest for home decorations for Halloween night with 1st/2nd/3rd place winners, receiving Walmart gift cards of \$25/\$15/\$10 respectively. An article will be added to the upcoming September newsletter. More specifics will be discussed at our September HOA meeting (who will be judges, etc.).

The Board approved \$25/\$15/\$10 Walmart gift cards for the Halloween contest.

POA Report: The POA has not felt comfortable with the usage of Zoom or other types of virtual meetings. Therefore, there are no updates at this time with the limited dialog. However, Gene did point out that the retention pond at King's Point has just finished being de-weeded. The POA is aware of the clogged water that can be seen on Eagle Circle. This is caused by its connection with Lake Howell and the construction that has been taking place at the apartments being constructed across Red Bug. The only news on the golf course is that plans had been drawn up for construction of a subdivision but those have now been withdrawn. In the future, both Betty and Gene will be attending upcoming POA meetings.

Hospitality Committee: 340 Copperstone/Matthew Starchak and Jen Cheney

Architecture Committee: Request for installation of replacement fence at 1272 Bridlebrook/approved; request for paint change in neutral colors at 440 Copperstone/approved

Violations Committee: 1420 Bridlebrook/removed building materials/thank you letter sent; 1349 Bridlebrook/grass needs cutting/resolved; 1345 Bridlebrook/grass needs cutting/resolved; 1433 Bridlebrook/pressure wash garage door/resolved

Yard of the Month Committee: August: 1283 Bridlebrook/Andres and Gena Flores

Other Business: Jen Cheney at 340 Copperstone is a pastry chef who is interested in setting up a cottage industry in her home sometime in the distant future. She wanted to be assured that there would be no problems in doing so. Cynthia will investigate and get back with her.

Drawing: If there are 5 attendees, a drawing of a \$10 Walmart gift card will take place. We had less than 5 and therefore there was no drawing.

Meeting was adjourned at 8:54 p.m.

Next meeting is scheduled for September 8, 2020.

Respectfully submitted,

Cynthia Greenwald