



**Deer Run Homeowners Association #7A  
The Terraces HOA Board Meeting  
Tuesday, October 12, 2021**

Board Members Present: Gene Mills, Jenifer Cheney, Matthew Starchak, Betty Spangler

Call To Order: 7:31PM

Gene Mills

Welcome Guests : Karen and Mike Scotchie, Chelsea Wallenquest, Jose and Marylyn Lopez, Cindy Dancel, David Hollenbach, Marie Delcher, M.H. Clark, Pete, Celia Linton Walker

Secretary's Report:

Matt Starchak

- Last Meeting Minutes (September 14, 2021)

Already Read and Accepted by the Board - Available on the website

Treasurer's Report:

Betty Spangler

- Betty Spangler, Treasurer, reported: Beginning balance for September 1, 2021 was \$9,011.19. Income for September: Estoppel Fees - \$100.00; Cash Back Credit - \$1.63.
- Extraordinary expenses for September included: Printing - \$173.31 (Newsletter - \$108.93 / Deer Run Signs - \$64.38); Miscellaneous Expense (Halloween Decorations) - \$91.88; Landscaping (Reimbursed for 1334 Bridlebrook) - \$100.00. All other expenses were routine.
- Total expenses for September: \$605.18.
- Ending Balance for September 30, 2021: \$8,507.64, with all bills paid.
- \$10,155.64 CD is reported under "Contingency" on all Treasurer's Reports.
- Outstanding Assessments:  
Year 2021: One: 1425 Bridlebrook Drive; Lien filed. Betty sent a letter to advise the homeowner that the HOA will contact an attorney to pursue foreclosure for resolution of the 2021 assessment, if payment is not received by November 30, 2021.
- Read / Accept

**Old Business:**

- Fall Community Garage Sale (Results): Gene reported less people, but successful.
- MSBU Has unanimously passed! Vote came in a 67.1% approval for Deer Run Park. All 5 commissioners agreed with unanimous consent. Gene thanked the entire neighborhood for their support and for those who helped get the word out. He stated that contracts are in process and is hopeful that this be accomplished by the end of the year.

**New Business:**

- 2022 HOA Dues Gene Mills
  - POA ~~changes undetermined~~ will not be increasing their assessment for 2022.
  - New events and regular costs are increasing (insurance, landscaping) and will be reflected in proposed HOA Annual Budget.
  - Possible increase in ~~2021~~2022 (maximum increase is 5% - \$5.50).
  - David Hollenback stated that the HOA understand that in addition to increased costs for the HOA, individual homeowners are also experiences personal economic increases. He suggested that the HOA be mindful prioritizing costs and consider necessities over non-necessities
  - Prioritizing insurance and maintenance. Neighbors ~~would like to~~ may pitch in for activities as well

**Activities Committee:**

Jenifer Cheney

- Halloween Decorating Contest:
  - Judges: Jen, Matt, Karen Scotchie, Cindy
  - Judging: Friday 29th Oct.
  - Awards: Walmart Gift Cards: 1st - \$25, 2nd - \$15, 3rd - \$10

Betty will distribute list of 2019 winners to judges. It was agreed to use the same criteria for winners as the Holiday Lighting Contest, to allow for a variety of winners.

**BOARD APPROVED, expense of \$50.00 for awards for Halloween Decorating Contest.**

- Holiday Party:
  - Santa scheduled for Tuesday, December 14<sup>th</sup>
  - Discussion on How to Plan
    - Easy finger foods, cookies, brownies, chips, hot cocoa, cider?
    - Outdoor meet-up by Gene and Betty's
    - Final decisions will be made at the November 9<sup>th</sup> meeting
- Sidewalk Chalk Art Festival:
  - November 13t-14th
  - Judges: Pete, Gene and Betty
  - Awards: \$30 for prize bags. Jen will prepare 3 gift bags for 3 winners
  - Theme: Fall Fun

**BOARD APPROVED, expense of \$30.00 for awards for the Sidewalk Chalk Art Festival.**

- Food Contest: ~~Talk about it~~ Tabled for 2022

#### Yard of the Month

- No awards October through March

#### POA:

Gene Mills

- Front island is straight, no more "country club" included on sign
- Waiting on plans for landscape design, will then make an order with Lucas, Ideally by December
- No increase in POA dues

#### Hospitality Committee:

Jenifer Cheney

- Will be dropping off to 1468 Bridlebrook.
- Jen requested to be informed if anyone is aware of new renters in the area. Unfortunately there is no way of knowing when properties are rented. Jen has prepared packets of needed information that she would like to provide to new renters.

#### Architecture Committee:

Karen Scotchie

- 1275 Bridlebrook New Roof, approved

Violations Committee:

Gene Mills

- 1334 Bridlebrook, tree debris removal, property owner was made aware, and fees for the removal was reimbursed.
- 1288 Bridlebrook, Needed to be mowed, was serviced by HOA, will be reimbursed.
- 1492 Bridlebrook, needs to be maintained

Other Business:

- Discussion on break ins in the neighborhood, One house is empty, was being renovated, house was empty. Another possible attempted break in, Sheriff's office has been notified.
- Betty reached out to attorney to see if we have something in our covenants for limits on property management owners, and possible steps to update or make changes.

Drawing: Drawing of a \$10 Walmart gift card if at least 5 attendees- Karen Scotchie Winner- donating to Chalk Art Festival

Meeting Adjourned: 8:31 PM

Next Meeting: Tuesday, November 9, 2021