



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, February 8, 2022**

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

Guests Present: (via Zoom): Jose and Marylyn Lopez, Marie Delcher, Mary (?), Pete Mellen and M.H. Clark, Cindy Dancel

Meeting was called to order by Gene Mills at 7:36 p.m.

Secretary's Report:

- **Minutes of the January 11, 2022 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 January 1, 2022 was \$17,544.35. Income for January: 2022 Assessments - \$5,646.00.
- Extraordinary expenses for January included: POA Assessment - \$9,975.60; Awards (Annual Meeting) - \$23.98; Office Supplies - \$95.85; Storage (Annual) - \$843.48.
- Total expenses for January: \$10,988.16.
- Ending Balance for January 31, 2022: \$12,202.19, with all bills paid.
- \$10,155.90 CD is reported under "Contingency" on all Treasurer's Reports.
- **Outstanding Assessments - 2022:**

6 Unpaid homeowners out of a total of 163. 3 are Property Management Companies:

Bridlebrook: 1240, 1280, 1374, 1382

Copperstone: 336, 388

Letters were sent on January 19, 2022 stating: "If payment is not received by the next HOA meeting on Tuesday, February 8, 2022, a motion will be made to file a lien against this property. You will be liable for lien charges, interest, and postage; in addition to the assessment fee." Fees would be:

Assessment - \$110.00

Annual Interest at 18% (per Covenants): \$19.80

Court Filing Fees: \$30.00

Postage: \$20.00

Betty Spangler made a motion to send certified letters of "Intent to File Lien" on 6 properties, allowing 35 days to respond. The liens will be for a total of: - \$179.80.

BOARD APPROVED, sending certified "Intent to File Lien" letters to 6 homeowners for unpaid 2022 Assessment. Total fees - \$179.80.

Treasurer's report was approved as written.

Old Business:

- **Maintenance of Sidewalk Bordering Eagle circle**

Jen called a few companies. Either neighbors need to supply water source OR company needs to have a meter approved, \$1,200 deposit. Betty saw company at her church with a truck tank. She will look into that company and board will request estimate.

- **Violations - 2022 Expectations**

Jen read recent draft of letter. Discussion of distribution lead to color printed paper, taped to doors.

Violations discussed, how to deal with current violations. Issue with a specific homeowner ignoring Terraces' Covenants restrictions regarding length of time a boat is allowed to park in the community. Also, boat owner has harassed his neighbor who is now selling his home, and bragging on Social Media that he is responsible. The Board will begin directly and diligently following Covenants in response. Under "Parking", "Exhibit A" boats are allowed 3 days only to prepare for an excursion and 3 days only for clean-up. Gene pointed out that, according to the Covenants, there is a 15 day period, after notification of violation, that the Board has any authority to actually fine for this violation.

The Board will consider consulting an attorney regarding revising the By Laws and Covenants. Gene will contact an HOA board member at Eagle's Nest to get advice on how they have recently legally accomplished revising their Covenants and request to see a copy as an example.

New Business:

- M.H. Clark wanted to post a reminder to check packages. Matt will include note in Newsletter.

Activities Committee

- **Proposed New Activities for 2022:**

Schedule Spring Semi-Annual Community Garage Sale: April 23rd with Rain Date of the 30th.

Sidewalk Chalk Festival: April 2nd and 3rd. Details will be resolved at March 8 meeting.

Cookout: TBD- Fall Kickoff- August maybe.

Movie Night: May 21st- Dave Hollenbach may loan projector. Need to nail down location (hopefully Duke and Beth Wilson).

POA Report:

- No Report
- Meeting on the 17th of Feb at Sterling Park regarding updates for the new park.

Hospitality Committee:

- 1445 Bridlebrook received welcome package
- 1288 Bridlebrook received welcome package
- Annual meeting prizes were delivered
- New residents soon at 1287 Bridlebrook

Architecture Committee:

- 1349 Bridlebrook – Paint Home

Violations Committee:

- 1291 Bridlebrook – Boat removal
- 1362 Bridlebrook – Lawn maintenance
- 1394 Bridlebrook – Weeds growing in gutters and dead tree on front lawn
- 1404 Bridlebrook – Weeds growing in gutters

Meeting_Adjourned: 8:26 p.m.

Next Meeting:

- Tuesday, March 8, 2022

Respectfully submitted,

Matthew Starchak