



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, October 11, 2022**

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

Guests Present: (via Zoom): Jose/Marylyn Lopez, Mike Scotchie, Cindy Dancel, Celia Linton, Eli Blachstein

Meeting was called to order by Gene Mills at 7:32 p.m.

Secretary's Report:

- **Minutes of the September 13, 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 September 1, 2022 was \$7,490.64.

- Income - \$100.00 – Estoppel Fees for 389 Copperstone.
- Extraordinary expenses for September: Attorney's Final Fee for Amendment to Covenants - \$225.00; Appreciation Award - \$50.00.
- Total expenses for September: \$725.55.
- Ending Balance for September 30, 2022: \$6,869.00, with all bills paid.
- \$10,155.90 CD is reported under "Contingency" on all Treasurer's Reports. Betty will schedule appointment this week with Gene to transfer funds to Money Market account.
- **Outstanding Assessments - 2022:**

Betty reported that there is one remaining lien: 1374 Bridlebrook Drive. Betty will send a special letter to property management company, addressing delinquency, when sending out 2023 annual assessment letters to all homeowners.

Treasurer's report was approved as written.

Old Business:

- **Painting Criteria – Redesign Architectural Application Form**

Schedule meeting to include Jen, Betty and Mike to discuss parameters for Board approval.

- General Liability Insurance: Gene will review policy and make suggestions.

New Business:

- Storage Unit Flooded: Annual cost for Public Storage unit on Red Bug Road is \$1,571.16 for 13 months. This is substantially higher than the Public Storage facility on Hwy 436 which was \$843.48 for 12 months. New unit is close to The Terraces, more accessible, cleaner and configuration is much more functional and desirable.

BOARD RATIFIED, expense for annual rental of Public Storage unit #2070 at a cost of \$1,571.16 for 13 months.

Board discussed the cost of replacing damaged contents in unit. Gene stated to anticipate additional expenses to purchase decorations and other items such as the popcorn machine this year due to flooded storage unit.

Gene will provide a relator lock box for storage unit allowing easy access for several who need access.

- Appreciation Award: Betty requested approval to purchase a \$50.00 Walmart gift card for Jim Kitchenka (1228 Bridlebrook) for helping neighbors in need.

BOARD APPROVED, expense of \$50.00 for purchase of gift card to Walmart for Jim Kitchenka (1228 Bridlebrook) for an Appreciation Award.

Yard of the Month:

- No awards until April, 2023.

Activities Committee

- **Events:**

- October Annual Community Garage Sale - Saturday, October 15
 - Matt to put out signs/Banner and Matt/Jen post to Facebook and Nextdoor

- Halloween Contest – October 31,
 - Judges: Sam Starchak, Cindy Dancel
 - Prizes: \$30, \$20, \$15, \$10

BOARD APPROVED, expense of \$75.00 for purchase of Walmart gift cards for Halloween Contest winners.

- Movie Night – November 12th, 5pm
 - Jen will post to Facebook and Nextdoor.
 - Candy, drinks, popcorn machine
 - Matt/Jen to test equipment from Dave
- Santa Comes to The Terraces – Tuesday, December 13
 - Who will be Santa- Mike, Mike, or Dave? Mike Scotchie will ask Mike Howell first.
 - Gene will give Santa suit to Betty for cleaning.

POA Report:

- Focusing on waterways. Terraces pond is next up to get a cleaning.
- No annual increase in POA fees this year.

Hospitality Committee:

- 389 Copperstone got welcome bag

Architecture Committee:

- 1287 Bridlebrook – fence (approved)
- 1332 Bridlebrook – Paint (approved)
- 424 Coppertone – Roof (approved)

Violations Committee:

- Whole neighborhood needs update about trash cans and picking up after dogs.

Drawing: Cynthia Dancel, 408 Copperstone - winner of \$10 gift card to Walmart.

Board of Directors
Page 4
October 11, 2022

Meeting Adjourned: 8:25 p.m.

Next Meeting:

- Next meeting – Tuesday, November 8, 2022

Respectfully submitted,

Matthew Starchak