



**Deer Run Homeowners Association #7A  
The Terraces HOA Board Meeting  
Tuesday, January 9, 2024**

**Meeting was called to order** by Gene Mills at 7:30 pm. He briefly reviewed the agenda.

**Board Members Present:** Stacy Eichel, Gene Mills, M. H. Clark, and Betty Spangler

**Residents Present:** Jen Cheney, Marie Delcher, Matt Eichel, Nando Garcia, Mary L, Tricia McElroy, Karen Scotchie, Mike Scotchie, Matt Starchak, Jessica Webb, and Dana

**Secretary's Report**

- Minutes of the November 14, 2023 meeting were previously read and approved by the Board.

The Minutes are available on the website: [www.theterracesatdeerrun.com](http://www.theterracesatdeerrun.com).

**Treasurer's Report**

- Betty Spangler, Treasurer, reported: Beginning Balance for December 1, 2023 was \$2,287.50. Income for December: 2024 Assessments - \$8,884.50; Interest - \$154.75.
- Expenses for December: Awards - \$10.00; Printing (Assessment Mailing) - \$171.67; Landscaping - \$250.00; Repair - \$50.00; Miscellaneous (Christmas Gift Bags & Misc) - \$103.20; Office Supplies (Envelopes & Lock for Storage) - \$99.31; Postage **-\$18.41**; Utilities - \$34.30
- Total expenses for December: \$700.07
- Ending Balance for December 31, 2023: \$10,626.68, with all bills paid.
- \$10,305.47 CD is reported under "Contingency" on all Treasurer's Reports.
  
- **Assessments**
  - Year 2023: 1 lien for 1232 Bridlebrook for \$204.80
  - Year 2024: 118 have paid (72%) and 45 remain unpaid (28%) as of January 9, 2024

Treasurer's report was approved as written.

**Old Business:**

- **Holiday Party**

Don and JoAnn Clymer hosted on December 19<sup>th</sup> after a rain delay was successful.

- **Public Storage Facility**

- It used to store decorations. Annual fee for this year was paid in November.
- Stacy Eichel will be in charge of the storage unit.
- Stacy Eichel and Cindy Dancel have the keys.
- We may give keys to the decorating committee (Duke, Bri, Cindy)

## **New Business**

- **Election of HOA Board of Directors for 2024**

- 91 proxy votes (59% of a possible 163 votes) were received by January 9, 2024.
- The following nominees were elected to the Board of Directors for 2024:
  - Stacy Eichel was elected as President,
  - Gene Mills was elected as Vice President;
  - M.H. was elected as Secretary;
  - Betty Spangler was re-elected as Treasurer.

Eleven homes owned by management companies did not have proxy votes. Likewise, those who paid assessments using online banking did not return a proxy vote. There were also others who sent checks without including a proxy vote.

The 2024 Board of Directors approved the nominations as stated above.

- **Proxy Votes for 2024 Budget**

- 91 proxy votes (59% of a possible 163 votes) were received by January 9, 2024.
- 89 approved the budget
- 2 disapproved of the budget.
  - Betty sent a response to one resident.
  - Another explain her concerns about the POA's maintenance of public areas (i.e., entrance sign) and cost of assessment dues. Gene will send a response.
- Some residents did not submit ballots
  - 11 of these were for homes owned by Property Management Companies. Those who paid assessments using online banking did not return a proxy vote. Several others sent HOA assessment checks without including a proxy vote.

The 2024 Annual Budget was approved.

- **Discontinued HOA Costs**

- The written, quarterly newsletter and monetary awards (for yard of the month and holiday decorating) will not continue due to increases in other expenses.
- Stacy will take over writing the newsletter, but will publish it electronically and sent it out via e-mail. She hopes to expand content to feature community members and businesses.
- Award signs are sufficient; monetary awards are not needed.

- **Volunteers for other committees and responsibilities**

- Stacy will make meeting announcements. Matt will give Stacy meeting signs. Tricia volunteered to post the monthly meeting signs.
- Stacy will verify who will decorate the front entrances and ask them to take down the Christmas decorations.
- Stacy will manage the Facebook account. We will drop the Nextdoor account. Stacy sent out an electronic form to gather residents' contact information.
- We need more volunteers for violations and social activities.

## **Committee Reports**

- **POA Report**

- The POA is still working to replace the front entrance sign for Deer Run. Their progress has been delayed; sign may not be up until spring.
- Lights went up on the islands.
- Waterways and landscaping are being maintained.

- **Yard of the Month**

- Faith Stanton will begin judging yards in April

- **Hospitality**

- Joann Clymer reports welcome packets were given to
  - 1328 Bridlebrook Drive
  - 1338 Bridlebrook Drive

- **Requests to Rent Homes**

- Three homeowners have requested estoppels. One plans to sell her home to a management company, which claims that the house will be renovated and resold, rather than rented. We will consult with our attorney about the HOA's ability to control this once the house is purchased.

- **Architecture**

- No requests made (see violations below).
- Karen Scotchie has a portfolio of acceptable colors for homes.
- Nando volunteered to join the architecture committee.

- **Violations**

- One home (1393 Bridlebrook) was painted without approval from the architecture committee. We will send a letter to the homeowner letting her know that she violated the HOA covenants and could be required to repaint the house.
- This has been a problem with other residents in the past. We would like to find a way to let homeowners know that the HOA covenants require that homeowners submit requests to the architecture committee to make changes to home exteriors (e.g., repainting, fences, roofs, and additions). Stacy will add the request form link to the newsletter.
- We need to be clear and consistent about architectural restrictions and consequences for violating these.

**Meeting was adjourned** at 8:28 pm.

**Next Meeting** will be held on Tuesday, February 13, 2024