



**Deer Run Homeowners Association #7A  
The Terraces HOA Board Meeting  
Tuesday, November 12, 2024**

**Meeting was called to order** by Stacy Eichel at 7:30 pm.

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

**Residents Present:** Ha Benacquisto, Nando Garcia, Mary Hilbert, Jose Lopez, MaryLyn Lopez, Tricia McElroy, Karen Scotchie, Mike Scotchie, and Jessica Webb

**Secretary's Report (M. H. Clark)**

The minutes from the October 8, 2024 meeting were approved and are available on the website, [www.theterracesatdeerrun.com](http://www.theterracesatdeerrun.com).

**Treasurer's Report (Betty Spangler)**

- **Income and Expenses**

- Beginning Balance for October 1, 2024 was \$ 5,131.94.
- There was no income for October.
- Expenses for October were \$525.36. This included \$275.00 for landscaping, \$216.00 for PO Box rental, and \$34.36 for utilities.
- Ending Balance for October 31, 2024: \$4,606.58, with all bills paid.
- There will be a storage fee of approximately \$2000 due in November.

- **Certificate of Deposit**

The current balance of the Wells Fargo Certificate of Deposit, which is maintained as a contingency, is \$10,684.16.

- **Assessments**

- 2024: Lien remains on 1472 Bridlebrook Drive for \$236.30. They have been contacted multiple times.

Treasurer's report was approved as given.

- **Budget and Assessments for 2025**

- The HOA Board has discussed the 2025 Proposed Budget, which is based on income and expenses from last year, this year and expected increases for next year. Insurance is a big expense, and the Deer Run Property Owner's Association (POA) has voted to increase their fees by 25% for next year.
- In accordance with the Terraces' Declaration of Covenants, Conditions and Restrictions (Article IV, Section 4) the annual assessment will be

increased by less than 5%. The assessment fee for 2025 will be \$120 per home. Gene stated that he will re-check with the attorney about verifying the 5% restriction. Even if the attorney states that it is legal to increase the fees by more than 5%, the HOA will honor the Covenants. The HOA Board approved the 2025 assessment fee of \$120.

- Proposed income from fees will be \$19,560.00. Estoppel fees are unknown.
- Given the increase in costs and restriction on HOA assessment fees, we will likely operate in a deficit next year of \$3,861.60.
- Betty will write a letter to homeowners about the increase in expenses and fees and the other Board members will review it. Jessica Webb recommended that we also notify homeowners about this through the letter Betty will send, online newsletter, and the Terraces' Facebook page.

### **Old Business (Stacy Eichel, unless otherwise noted)**

- **Estoppels (Betty Spangler)**

- There is one pending estoppel for 1236 Bridlebrook Drive.
- There are two more homes currently for sale.

- **Halloween**

- The Terraces had lots of trick or treaters and Stacy posted photos on the Terraces' Facebook page.
- Cindy Dancel judged the house decorations this year. The winners were (in no particular order):
  - 467 Copperstone
  - 1436 Bridlebrook
  - 345 Copperstone

- **Holiday Party**

- The Clymers will host the holiday party on December 14th.
- The HOA will contribute \$250 to the party. This will include give aways (\$150), beverages (\$50), and reimbursement to the Clymers to cover their expenses (\$50).
- Homeowners may bring a snack or treat.
- We will not host our own Santa Run.

- **HOA Board Members and Committee Members for 2025**

- Stacy Eichel will run as President
- Ha Benacquisto has volunteered to run as Vice President
- M. H. Clark was nominated and will run as Treasurer
- We still need someone to serve as the Secretary

### **New Business (Stacy Eichel)**

- **Holiday Decorating**

- Ha will decorate the Terraces entrances

- Cindy Dancel will be asked to judge
- We will not award gift cards, but winners will get yard signs.

- **Annual Meeting**

The 2025 Annual HOA meeting will be held on Tuesday, January 14, 2025

- **Newsletter and Social Media**

Stacy will send out newsletter announcing the Holiday Party and the Annual Meeting. Let her know of any announcements you want to make to community members.

## **Committee Reports**

- **POA Report (Gene Mills)**

- Despite being recently cleared, the waterways in Deer Run are starting to look unkempt due to rain.
- The road islands have been re-landscaped and look great.
- Christmas lights will be added to the front entrance.
- The POA approved the design of the new sign, which will be modern and made of foam. It will cost more than \$40,000. POA attorney is still working to get the insurance money to pay for the new entrance sign, as Geico has not been responsive. We still do not know when it will be installed.
- Gene will send Betty the letter from the POA about assessment fees.

- **Hospitality (Stacy Eichel for Joann Clymer)**

One hospitality packet was given to William and Nahoko Ruiz at 1284 Bridlebrook.

- **Architecture (Nando Garcia)**

- No requests were made in October.
- Karen will give architecture guideline books to Nando.

- **Fining and Suspension Committee**

There were no disputes for October.

- **Violations**

None reported for October. Violation slips will be given to those on the committee.

**Meeting Adjourned** at 8:08 pm.

**Next Meeting** will be held on Tuesday, **January 14, 2025**