

Deer Run Crossing Deer Run Crossing Homeowners Association

Board of Directors Meeting

April 6, 2010

6870 Deer Run Drive

Attendance:

Board of Directors:

| Officer | Position | Present | Excused |
|------------------------|----------------|---------|---------|
| Bryan T. Ault | President | X | |
| Kirk Stewart | Vice President | X | |
| Michael Mohr | Treasurer | X | |
| Faviola Donato-Galindo | Secretary | X | |
| Terry Foreman | At-Large | X | |

Standing committees: David Napier (Landscaping)

Proceedings:

The meeting was called to order at 7:00 p.m.

- I. Approval of the Agenda
 - Mr. B. Ault asked Members to review the proposed agenda.
 - Mr. M. Mohr made a motion to approve the agenda as presented.
 - Mr. K. Stewart seconded.
 - The motion approved by unanimous vote.

- II. Approval of the March 2, 2010 meeting minutes
 - Mr. B. Ault asked Members to review the minutes from the past meeting.

- Mr. T. Foreman made a motion to approve the minutes as amended.
- Mr. M. Mohr seconded.
- The motion approved by unanimous vote.

III. Residents' Concerns

- Mr. K. Stewart indicated that Blade Runners for years has arbitrarily pick a division line between the last DRD unit and the start of the single family homes to fertilize but do not take care of the community trees along that line. He indicated that during the tree cleanup after the snowstorm, none of the community trees along his property were trimmed. He paid to get them trimmed.
- Mr. B. Ault recommended that he bring this issue to the attention of Mr. David Napier so that he can contact Blade Runners.

IV. President's Report

- Verizon Fios update
 - Mr. B. Ault reported that Mr. K. Stewart would be contacting Scott Sisk to find out whether they know that the installation ban has been lifted, and when would the installation work resume.
- Spring Clean-up
 - Mr. B. Ault thanked homeowners and residents, Mr. David Napier and the Landscaping Committee as well as Mrs. Melissa Anderson and the Social Committee for their work during the Spring Clean up. He thanked the following homeowners and residents for their hard work:
 - Terry Foreman (6804),
 - Vanessa Girardi & Robbie Wright (6816),
 - Dahika, Musfira & Numan Rana (6832),
 - Dante Connor (6824/renter/first-timer),
 - Umar & Aleesha Yasin (6838),

John Sumpter (6840),

David, Rowan & Dolan Napier (6842),

Jodie & Matt Winkler (6846),

Jaime Espino (6866),

Bryan Ault & Faviola Donato-Galindo (6870),

Gerardo Rodriguez (6872/renter/first-timer),

Al Walke (6890),

Mary Marshall (6900),

Kirk & Cyndy Stewart (6902),

Michael Mohr (4706),

Carsten Dreesbach (4710),

Murrel Coast (4712),

Wolfgang Elser (4720),

Melissa & Angus Anderson (4724), and

Kathy Maldonado & Mike Will (4728).

- Siding

- Mr. B. Ault indicated that two homeowners had approached him with concern about the maintenance and painting of the exterior wood. One suggested approving wood stain that is weather resistant. Another had an idea of installing artificial siding in similar colors as the current approved exterior colors, instead of staining the exterior wood. He indicated that he would be opened to the idea of siding but would like to take a look first at other communities to see how it would look.
- Mr. M. Mohr suggested revisiting the color choices for the exterior of the town homes and have more updated color choices. He recommended doing a survey of color schemes.

- Ms. F. Donato volunteered to develop and distribute the survey.
- Mr. B. Ault tasked Ms. F. Donato to develop a survey of color schemes to residents.

V. Treasurer's Report

- Mr. M. Mohr reported on the following:
 - The operating budget is about \$21,000 including pending transactions.
 - There is about \$67,000 on the reserve savings account.
 - The total amount spent on snow removal was \$2,768 above the estimated budgeted amount. This was due to the past severe winter weather.
 - The maintenance repair budget is \$400 above the estimated budgeted amount.
- Ms. F. Donato made a motion to approve the Treasurer's report.
- Mr. K. Stewart seconded.
- The motion was approved by unanimous vote.

VI. Committee Reports

L & MC

- Mr. D Napier reported on the following:
 - He requested an approval from the Board, to purchase lampposts light bulbs in bulk instead of purchasing them individually at about \$6.00 each. This is a much cost effective way. The cost for up to 10 light bulbs would be around \$57 not including shipping.
 - Mr. K. Stewart made a motion to purchase lamppost light bulbs up to \$125 including shipping.
 - Mr. M. Mohr seconded.
 - The motion was approved by unanimous vote.

- Mr. D. Napier reported that the spring clean up went well. Most jobs were finished before lunch time.
- He indicated that there were 4 trees that have been cut down. Typically, the process has been having a contractor cut down the tree and remove the stump, and then replace the area with a new tree during the next clean up. Blade Runners has accepted a \$10 by inch of diameter for a total of \$250 up to 25 inches in diameter. Tree replacement would be considered for the next clean up.
- He reported no updates on the paving situation. He will provide estimates before the Annual meeting so that paving can occur in August.
- He indicated that the fence where the tree fell over last year needs to be fixed. The contractor that did the work on the fence could fix it. He contacted the fence rebuilder to find out the cost of fixing the whole fence. The estimate was about \$7,000 and to repair and re-stain was \$7,400. To replace just the six damaged posts is \$875.

VII. New Business

- Due process
 - Mr. K. Stewart indicated that a draft of the document would be ready for review at the next meeting.

VIII. Adjourn

- Mr. M. Mohr made a motion to adjourn.
- Mr T. Foreman seconded.
- The motion was approved by unanimous vote.
- Meeting adjourned.