

**Deer Run Crossing Deer Run Crossing Homeowners Association**

**Board of Directors Meeting**

**June 1, 2010**

**6870 Deer Run Drive**

Attendance:

Board of Directors:

<b>Officer</b>	<b>Position</b>	<b>Present</b>	<b>Excused</b>
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. K. Stewart made a motion to approve the agenda as presented.
- Mr. T. Foreman seconded.
- The motion approved by unanimous vote.

II. Approval of the May 4<sup>th</sup>, 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

- None presented.

### IV. President's Report

- **Home Inspections**
- Mr. B. Ault reported that home inspections were completed. The following issues were recurrent:
  - Poor condition of siding, trim panels and trim boards. Many homes had sections of siding, trim panels or trim boards which showed signs of rot, splintering, blistering and buckling. All such pieces need to be replaced. While plain plywood for trim panels is currently not prohibited, in general its appearance was worse than the "bead board" panels used in other homes. At any rate, all panels should be consistent throughout a home.
  - Homes in need of painting. Many homes either need to be repainted now, or will require this in the near future. The Operations Manual requires repainting at least every six years, although some homes may require this more frequently.
  - Unauthorized colors for trim panels and doors. The only authorized colors are listed in the Operations Manual. Note that only *Olympic* brand paints and stains are authorized. Please note that the panels below the windows ("window boxes") should be an approved accent color, and not the same color as the trim.
  - Fences in need of cleaning, repair and/or repainting. New fences are to be painted within six months of installation.
  - Evidence of blown seals in windows (results in a cloudy appearance). Also noted were torn screens.
  - Wing caps in need of sanding and repainting
- Mr. B. Ault indicated that he will draft a letter to include with the inspections that will include a paragraph targeting landlords.
- **Annual Meeting Agenda**

- Mr. B. Ault presented a draft of the agenda for review.
- Members reviewed the proposed agenda and made changes for final approval.
- **Verizon Fios**
  - Mr. K. Stewart indicated that surveyor should be contracted in order to find the boundaries for Verizon to install FIOS behind the fence line. He made a motion to contract a surveyor for up to 1k to prepare a survey of the land.
  - Mr. T. Foreman seconded.
  - The motion was approved by unanimous vote.

## **V. Treasurer's Report**

- Mr. M. Mohr reported on the following:
  - There is about 67K on the reserve savings account, 60K on savings and \$40 on checking.
  - The first contribution to the reserve account will be made by the end of June.
  - He is starting to receive checks for the dues and only 4 delinquent accounts. The Dues notices were sent today.
  - IRS Audit: The IRS responded that DRCHOA owes around \$750. He indicated that the online tax system read \$2,500 instead of \$25.00, therefore the owed amount is incorrect. He drafted a letter to be sent to the IRS. Members reviewed the letter. He will be in communication with the IRS to clear the issue.
  - He is working on the Treasurer's Report for the annual meeting.
- Ms. F. Donato made a motion to approve the Treasurer's report.
- Mr. K. Stewart seconded.
- The motion was approved by unanimous vote.
- Committee Reports

None reported.

## VI. New Business

- Due process
  - Mr. B. Ault indicated that he sent the due process to the lawyers for revision. He has not heard back from the lawyer.
- Nominations Committee
  - Ms. F. Donato indicated that nominations are moving forward and the committee is recommending Mr. Terry Foreman and Ms. Vanessa Girardi.
- Website Committee
  - Mr. K. Stewart indicated that he would like to create a website committee. He made a motion to form a website committee.
  - Ms. F. Donato seconded.
  - The motion was approved by unanimous vote.
  - Mr. M. Mohr made a motion to nominate Mr. Kirk Stewart as Chair of the Committee with no restrictions on term limits and the committee will determine the terms of membership.
  - Mr. T. Foreman seconded.
  - The motion was approved by unanimous vote.

## VII. Adjourn

- Ms. F. Donato-Galindo made a motion to adjourn.
- Mr. M. Mohr seconded.
- The motion was approved by unanimous vote.
- Meeting adjourned.