



2021 Annual Meeting

2021 Deer Creek HOA
Annual Meeting
November 18, 2021
Agenda

Welcome- Introduction of Board Members	Marlene
Players Club Update	Tim Halpine
SID 405 Report	Rep of SID 405
OPPD- Standing Bear Project Update	OPPD Rep
Secretary Report	Mary Baker
ARC Committee Report	Rex Barker
Property Manager Report	Beth Krolikowski
<ul style="list-style-type: none">• Website Updates• ARC Requests	
Treasurer Report	Katey Lenczowski
<ul style="list-style-type: none">• 2022 Budget	
Old Business	
<ul style="list-style-type: none">• Welcome Committee• 2021 Deer Creek Accomplishments	Marlene Schneider Ben Forrest
New Business	
<ul style="list-style-type: none">• Bylaws/Covenants	Bryan Brabec
Election of Officers for 2022	Marlene Schneider
Homeowner Discussion	
<ul style="list-style-type: none">• Questions and Answers	
Results of Election	Marlene Schneider
Adjournment	

2020 DEER CREEK HOA

Annual Meeting

November 19, 2020

Meeting was called to order by President Bourne at 7:00 p.m.

President Bourne discussed the format for the meeting and gave an introductory presentation of the HOA and its boundaries.

Bourne introduced the Board Members present: Marlene Schneider, Katey Lenczowski, Bryan Brabec, Robert Trant, Jim Busse and Mary Barker. Also present Beth Krolkowski of PJ Morgan and Rex Barker on behalf of the ARC committee.

Tim Halpine, General Manager of Players Club:

Halpine reiterated the role of the Club. He advised that the Club is its own entity and that it is now 100% solely owned by Landscaped Unlimited, there are no other investors. He advised that the Club has done financially well the last ten years. He reported that the Club has lost its outside revenue due to restrictions of COVID. He outlined some of the projects happening on the course:

- Removal of porta-potty for permanent structures;
- Modernizing changes to Holes #14 and #15 still in the works;
- Shoring up the banks of the ponds on #14 and #15 with concrete provided by the street improvements in the subdivision;
- Food service is closed to non-members;
- Pool and maintenance shed project is still under consideration;
- Highlands is developing a possible small park and landscaping on lot that is unusable on Deer Road.

Members asked questions about the project happening at 120th and Military. Bourne advised that his information from the developer that it will be a 92-unit luxury complex ranging in rent from \$1280-\$1995 and that it is estimated at a \$4 million project.

Bourne asked for a motion to suspend with the reading of the Minutes of the 2019 Annual Meeting held on November 21, 2019 as they are on the website and were provided with the Annual Meeting packet. A motion was made by Mike McCarville and seconded by Beth Olson to suspend the reading of the minutes. Motion carried.

Rex Barker ARC Committee Chairman:

Barker gave a short synopsis of the total number of requests that the Committee has had this year, i.e., new decks, painting color of houses, new builds, landscaping. He recognized the members of the Committee. Barker advised that there is a link on the website to submit requests for approval. Questions were asked about the houses being built on 126th and Scott and the timeline of same. Barker advised that the Bylaw allow for 1-year from start of project. One homeowner asked about the setback from the property line to the house and that her concerns should be taken up with the builder and he provided that information to the homeowner.

Beth Krolkowski, Business Manager from PJ Morgan:

Krolkowski introduced herself as the new Business Manager from PJ Morgan of the Deer Creek HOA. She gave a short report of what PJ Morgan provides. She reported that it was an interesting year due to COVID restrictions. She reported that delinquent dues are down from previous years. One factor has been homeowners refinancing their property which requires them to satisfy the liens on their property for delinquent fees. The delinquency is approximately \$9,000 at this time.

Katey Lenczowski, Treasurer:

Lenczowski provided a report as to the current financials through October 2020:

- Outstanding bills;
- Budgeted items below projection;
- Large bills that come due in December;
- PJ Morgan handles the billings and collection of dues;
- Holiday décor budget has been increased;
- Mailbox repair has required a larger amount and believe this will be an ongoing repair budget each year;
- Redoing the signage at the entrance to each location was a project in the 2020 budget that has not come to fruition but will be priority in 2021;
- Dues have been stable at \$390 a year per lot.

Bourne reported that he and Schneider had done an inspection of all of the mailboxes and reported that 32 mailboxes needed repairs. If an entire new mailbox is needed due to damage being hit by a vehicle comes at a cost of approximately \$5,000. Mailboxes that were destroyed due to a vehicle have been paid by the driver's insurance and not incurred by the HOA this year.

Bourne also reported on the cost of the drainage repaired in the park this year at approximately \$11,000. Bourne outlined what repairs were made to alleviate the standing water. Some residents around the park also make improvements to their lots and tied into the drainage system.

Bourne also advised of the water system breaks at 120th and Whitmore due to construction on the impending development. The HOA is responsible for the cost to repair those breaks.

A homeowner asked about the mailbox break-ins and the Board was not aware of them.

Ed Fuxa, President, SID 405:

Fuxa discussed what role the SID plays in the subdivision. The SID consists of five HOAs, with 442 lots. The SID sets the valuation and mill levy. Fuxa reported that the valuations are at \$178 million in 2020 and that the mill levy is stabilized at \$.65 for 2020-21. Fuxa advised of the infrastructure of the SID and advised of the consultants used by the SID in their management. Fuxa also reported that it will still be several years before the subdivision is annexed due to the debt ratio. The SID looks at refinancing of debt ever 4-5 years for reduced rates.

Projects in the works for the next three years consists of ongoing street maintenance of approximately \$300,000 per year; a grant from the NRD for a walking trail, and a west entrance/exit to State Street.

Questions were asked by homeowners as to the pond on hole #14 and remedy for the silt build-up and standing water. There was also discussion as to the extension of 132nd Street to State and Fuxa said that will be an expensive project on a 3-year plan.

Election of Officers:

President Bourne advised of the process for election of officers. He also advised that himself, Jim Busse and Robert Trant would be leaving the Board. Bourne opened up the floor for nominations. Questions were asked about possible term limits for officers. It was suggested a 2-year term and discussion was had among the homeowners. Bourne advised there would need to be a change in the Bylaws. There being no nominations from the floor, Bourne closed the nominations. A motion was made by Mike McCarville and seconded by Clay Ray that the ballot of the Board be approved, motion carried.

The following members are on the Board: Bryan Brabec, Katey Lenczowski, Marlene Schneider, Mary Barker, Benjamin Forrest and Scott Arehart.

Old Business:

Marlene Schneider reported for the Welcome Committee that 16 baskets had been delivered to new homeowners.

Bourne reported that the website is updated timely and a password is no longer need to register or have a password to access the same.

2020 Accomplishments:

Bryan Brabec went through the list of HOA accomplishments which was included in the packet. Brabec thanked John Bourne and other neighborhood homeowners involved in their work to implement these projects.

New Business:

Brabec outlined 2021 projects anticipated. Possible change in covenants and Bylaws to include combining the two sets of covenants into one and term limits or staggering of terms for Board members. Bourne and Brabec outlined the need to make the covenants and Bylaws more cohesive and Brabec advised that he wanted to stay on the Board to help implement those changes. Other projects include the Deer Creek entrance signage, better communication through social media, continued tree maintenance and replacements and ongoing mailbox maintenance.

Homeowners had questions about the security in the neighborhood. Bourne advised that the security company usually makes two pass-throughs the neighborhood are varying times. Bourne receives a report each day from the security company of any issues.

Bourne then thanked the two departing Board members Jim Busse and Robert Trant for their time on the Board and Ed Fuxa and the SID for their involvement. He also thanked Earl Speas for his enormous help with the landscape repairs needed.

Bourne then asked if there were any questions from the homeowners. Questions included signage, sidewalks on undeveloped lots, and speed limit electronic signs. Fuxa discussed whose responsibility it is to install sidewalks and he advised that it is the owner of the lot to put sidewalks in and should the homeowner not, it is the SID's responsibility to install the sidewalks and to bill homeowner.

President Bourne adjourned the meeting at 8:22 p.m.

2021 Year End VS Budget

	Through 9/31/2020	Estimated through 12/31/2021	2020 Budget	2121 Budget
INCOME				
4525 Association Dues	\$ 138,025.00	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00
5720 Interest Income	\$ 1,436.64			
Return check charge	\$ 30.00			
5990 TOTAL INCOME	\$ 139,491.64	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00
MONTHLY EXPENSES				
6900 administrative expense	\$ 35.00	\$ 35.00	\$ 3,000.00	\$ 70.00
6056 Donations	\$ 5,000.00	\$ 5,000.00		\$ 5,000.00
6060 Electric	\$ 3,298.04	\$ 4,397.39	\$ 6,000.00	\$ 6,000.00
6090 Water & Sewer Use Fee	\$ 3,115.37	\$ 4,153.83	\$ 4,500.00	\$ 4,500.00
6101 Grounds Maint-Holiday	\$ 4,750.00	\$ 10,200.00		\$ 10,200.00
6122 Lake Quality / fountains	\$ 1,584.00	\$ 4,000.00	\$ 4,000.00	\$ 2,000.00
6130 Lawn Care	\$ 27,566.00	\$ 49,500.00	\$ 49,500.00	\$ 50,000.00
6150 Legal & Professional	\$ 3,909.50	\$ 6,000.00	\$ 15,000.00	\$ 5,000.00
Insurance	\$ 7,355.00	\$ 7,355.00	\$ 8,500.00	\$ 8,500.00
6152 Rent Expense	\$ 458.00	\$ 610.67	\$ 600.00	\$ 600.00
6159 Mailbox Repair	\$ 170.65	\$ 170.65	\$ 5,000.00	\$ 5,000.00
6170 Management Fee	\$ 7,650.00	\$ 10,200.00	\$ 9,600.00	\$ 9,600.00
6180 Miscellaneous Expense	\$ 668.53	\$ 750.00		\$ 1,000.00
6225 Pet Waste Removal	\$ 934.99	\$ 1,246.65		\$ 1,300.00
6243 Postage	\$ 62.64	\$ 150.00		\$ 150.00
6249 Real Estate Taxes	\$ 623.72	\$ 623.72	\$ 500.00	\$ 650.00
6310 Security Service	\$ 7,505.44	\$ 10,007.25	\$ 10,000.00	\$ 10,100.00
6552 Tree Care	\$ 6,154.17	\$ 6,154.17	\$ 7,500.00	\$ 3,500.00
6553 Website	\$ 1,575.00	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00
6890 SUBTOTAL EXPENSES	\$ 82,416.05	\$ 122,654.33	\$ 125,800.00	\$ 125,270.00
Net Income	\$ 57,075.59	\$ 17,345.67	\$ 14,200.00	\$ 14,730.00

Additional Budget Items

6093 Grounds - Special Projects	\$ 52,085.00	\$ 120,000.00	\$ 175,000.00	\$ 60,000.00
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	As of 09/31/2021	As of 10/31/2021
Bank Account Balance	\$27,205.15	\$13,241.86
Money Market Balance	\$112,325.95	\$273,728.97
CD	\$161,342.28	\$0.00
	\$300,873.38	\$286,970.83

HOA 2021 Accomplishments

- Maintenance of the Entrances and Common areas
- Purchase of easement
- Partnered with Players Club for 4th of July Fireworks
- Covenant enforcement
- Website maintenance
- Renewed security company patrols in the neighborhood
- Managing HOA assets
- Continued work with Players Club to enhance entrances
- Entrance signage
- Developed a Fine Schedule

2022 Future Plans and Ideas for
Deer Creek HOA

- Oversee sidewalk completion
- Continue to enhance the entrances
- Update golf cart community signage
- Signage between the 16th and 17th holes
- Gazebo painting
- Covenant and Bylaw changes
- Mailbox maintenance
- Tree Care/continued tree maintenance and replacements as needed
- Deer Creek is almost built out, decreasing construction issues and concerns.
- Continue to work with PJ Morgan to manage the association effectively.
- Enforce the Board approved Fine Schedule

Official Ballot for
2022 Deer Creek HOA
Board of Directors

One vote per home, and can vote up to 7 Board Members

- Bryan Brabec
- Katey Lenczowski
- Marlene Schneider
- Mary Barker
- Benjamin Forrest
- Scott Arehart
- Mark Westergard
- _____
- _____
- _____
- _____