

Deer Creek HOA
Annual Meeting
November 7, 2024

President Mark Westergard called the annual meeting of the Deer Creek HOA at 7pm.

He made introductions of the members of the board.

Minutes of the 2023 annual meeting were handed out to all attendees in the packet provided by the board. He asked for motion to approve to not read the minutes verbatim since they were handed out. Motion was made and seconded to approve the motion and it was approved. He then asked for a motion to approve last year's minutes. A motion was M&S to approve and the motion passed.

Rex Barker of the Architectural Review Committee (ARC) was introduced. Rex introduced and thanked the members of the committee. He stated that Knox Jones and Annette Sayers would be stepping off the board and he thanked them for their service. He also announced that Julie Bang will be joining the ARC and stated that if anyone else would like to volunteer he would like to visit with them after the meeting. He stated that the ARC received 44 proposals since last year's annual meeting. All were approved with some adjustments. He also mentioned that the ARC sent 25 notices to homeowners that infringed on the covenants in some manner. He explained both the process of getting approvals as well as what they do with infringements. He stated that the website has forms for changes and additions and that the ARC tries very hard to stay with getting approvals in with in 2 weeks and usually 1 week. Mark thanked all of the committee for their work.

Joan Boulay gave the financial report for the year. She also answered a few questions from the members. Mark followed up that while it has been an expensive year the HOA is well funded and we have not raised dues for quite some time.

Marlene Schneider gave the welcome committee report. She stated that she fell behind a little bit this year due to her surgery and her assistants having issues as well. Since 2017 they have handed out 125 welcome baskets and asked that if anyone that have new neighbors to contact her to make sure they received the welcome baskets.

Mark gave an SID #405 report on what they have been doing. He talked of the tax levy of the SID compared to the city but did mention that the City is always looking at us to be annexed at some point in the future. There was discussion on parks, speed bumps, snow removal on new sidewalks among other issues. He stated that best to contact SID board members of the engineering firm for #405 E&A Engineers if they have questions of concerns at any time.

Bryan Brabec gave a report on what has been accomplished during the last year. He mentioned regular maintenance of islands and entrances along with us taking on a roundabout that is adjacent to our HOA, garden project, storm clean up, worked with SID to add the critical

sidewalks, enhanced holiday lighting, continuing tree project among other items. He mentioned that in some items it doesn't hurt for all of us to help our community out and do a little more than just your area.

John Bourne gave an report on projects for 2025 which the board had determined that at this time we are not planning on any major projects just upkeeping what we have, increasing the tree replacement plan and hopefully we won't get another expensive storm to come through.

Election for the board were held. Mark explained that the HOA last year had amended the bylaws to have two years terms and that Bourne, Westergard, Boulay were just finishing their first if their 2-year term. The board has recommended a slate of two people for additions to the board, Andy Chapeau who was appointed to the board previously and Laurel Salonen for a 2-year term. Motion was M&S to approve this slate of two people for a two-year term and the motion was passed by the members.

Mark thanked the board members that were not running for re-election, he stated that they had worked long and hard for the HOA and all their efforts were appreciated. Ben Forrest, Bryan Brabec, and Marlene Schneider were given plaques of appreciation from the HOA. Marlene stated that she was going to stay as the chair of the Welcome Committee.

Mark opened the floor for questions from the members. There were discussions and questions on various issues.

Being no further business, a motion was M&S to adjourn and the motion passed.

The meeting adjourned at 8:08pm