

**Deer Creek HOA
Annual Meeting
November 20, 2025**

President Westergard called the meeting to order at 7pm. He thanked the members for attendance and introduced the board members of the HOA.

Mark asked for a motion to suspend the reading of the minutes (copy of last year's minutes were included in the info packet supplied to all members and also on the website) a motion was M/S to not having the minutes read aloud, the motion passed. There was another motion M/S to approve last years minutes and the motion was passed by the members.

Mark introduced Rex Barker the Chair of the Architecture Review Committee (ARC). Rex introduced the ARC to the members. Rex talked of the amount of submittals to the ARC over the last year and noted that only one was turned down. He also talked of the 54 covenant violations that letters had been sent out for corrections this past year as well. He stated that overall the system worked fine and asked that the members just ask a question if needed and also to give the volunteer ARC a little time to reply to inquiries and requests and that the ARC likes to have all replies completed in a 2 week window. Mark asked Rex to go over how the request for changes worked which Rex gave the process. Several questions were asked. Rex thanked the members for keeping the neighborhood beautiful and again stated just send an e-mail if you have a question on any issue.

Laurel Salonen gave the welcome committee report. She stated that this has been a labor of love since the beginning by Marlene Schneider. 183 welcome baskets have been handed out since the inception of the program and that people were thankful that someone welcomed them to the neighborhood. Laurel also commented that Janie Schuppan and Marlene do a great job of recognizing new neighbors and if anyone knows of someone being missed to please contact them.

Treasurers report was given by Joan Boulay. She went over last years expenditures (report was also included in info packet) and also compared 2024 to 2025. She explained some delinquencies and answer several questions from the members.

John Bourne gave the 2025 accomplishments and what the HOA did during the year and also explained some of the thinking of what we are looking at doing in 2026. (Also included in the info packet) There were several questions on landscaping (would like to spruce up some islands) as well as whose responsibilities were whom's in the area. There were some questions on covenant possible changes in terms of rentals. There was a general discussion on where they were and weren't allowed in the area. Bourne explained that the board has been looking into that for many years and due to onerous rules regarding covenant changes it would be almost impossible and very expensive to change this part of the covenants.

Mark gave a report on SID activities for last year. He talked about the finances and what the city looks at as far as annexations. He also talked about the proposed trail project from State St to Tranquility Park and beyond. There were several questions about that possibility. He also commented on the county's work to complete 132nd street from Potter to Ida. There were some questions on dead tree clearance on SID property and Mark will bring to SID Board.

Mark explained the rule changes from last year on the elections of officer's term of service and how we are trying to make sure there is continuity of board members by having a 2-year alternating term. He stated the board would propose a slate of officers this year for 2 year term of Mark Westergard, John Bourne and Joan Boulay. There was a motion and second to approved the slate of officers. Mark also commented that there was room if someone else had a burning desire to be on the board. There was no response. The motion for the slate was adopted and Westergard, Bourne, and Boulay will serve for a two-year term.

Mark asked for any questions from the members. There was a discussion on Christmas lights and the board and ARC was directed to be lenient in their enforcement of the timetable rules. Again, rentals were discussed.

Being no further business there was a motion M/S to adjourn and the motion passed and the meeting adjourned at 7:59 pm.

