

DEER RUN CONDOMINIUM OWNERS' ASSOCIATION
2024 Annual Meeting of the Membership
July 30, 2024
Agenda

- I. Call to Order – 6:00 p.m.
- II. Welcome/Introductions
 - Board of Directors
 - Management
 - Legal Representative
 - Visit from American Pride
- III. Director/Committee Reports
 - a. President's Report - Shirley
 - b. Financials – Dan
 - c. Landscape – Virgil
 - d. Sprinklers – Robin
 - e. Light Post Survey - Dave
- IV. Quorum Established
- V. Proof of Notice: Notice of this meeting was mailed to each owner of record on June 28, 2024.
- VI. Reading & Approval of the Annual Meeting Minutes from July 25, 2023.
- VII. Election of Directors
 - A. Nominations from the floor
 - B. Motion and second to close nominations
 - C. Nominees to address membership
 - D. Cast Votes
 - E. Election Results
- VIII. Adjournment
- IX. Homeowner Open Forum

Deer Run Owners' Association, Inc.

June 28, 2024

Dear Homeowner(s):

The Board of Directors respectfully requests your attendance at the 2024 Annual Meeting of the Deer Run Owners' Association on Tuesday, July 30, 2024, at 6:00 p.m. at American Legion Hall, 5700 Kentshire Drive, Kettering Ohio 45440. The purpose of the meeting is to elect members of the Association to serve on the Board of Directors. Kaman & Cusimano, the Legal Firm that represents the Association will be present at the meeting.

A Board of seven (7) Directors, who are members of the Association, manages the affairs of the association. Please consider your participation by serving your condominium community association as a Board Member. A form is enclosed for your convenience in submitting a brief written resume stating your interest. Once you have completed the form, return to Towne Properties. Nominations for the Board election will also be open from the floor at this meeting.

SOME OF THE RESPONSIBILITIES OF THE BOARD OF DIRECTORS INCLUDE:

- Establishing the policies and regulations that govern the Association
- Supervise and prescribe the duties of the Managing Agent
- Approve the operating budget
- Set the amount of the monthly assessments (association dues)
- Enforce architectural control
- Maintain the common areas and structures

If you are unable to attend the meeting, enclosed with this notice you will find a proxy. Please complete the proxy and give it to an attending neighbor, Board Member, or send it to Towne Properties. Proxies must be received by the day of the meeting. A quorum of 99 homeowners (either present or by proxy) is required in order to conduct business.

The Annual Meeting is for Owners of Record only. Land Contracts and Lessors are not permitted to vote without representation via an assigned proxy from an eligible Owner of Record.

Thank you,

Carlene McCullough
Association Manager
On behalf of the Board of Directors

Deer Run – Annual Board Meeting

July 25, 2023: 6:08pm.

Present: S. Nixon, D. Daugherty, J. Bertsche, R. Stevens, T. Locke. V. McDaniel

Towne Properties: C. McCullough, J. Hacker, S. Luttrell

Kaman & Cusimano Representative - Ian Mullenhour

Call to Order: 6:08pm - Ian Mullenhour

Introductions of the Board Members: 6:09pm – Ian Mullenhour

Introduction of Ian Mullenhour Representation form Kaman and Cusimano:

Formal Notice of Verification of Annual Meeting by Representation from Towne Properties:

Formal Verification of Quorum in attendance by Ian Mullenhour

Recommendation to wave the formal reading of the 2022 Deer Run Annual Meeting Mins.

- Motion – Tom Fister, 862 Deer Run Rd.
- Second - Jim Gross – 945 Buck Spring

Approve the 2022 Meeting Mins.

- Motion - Tom Fister, 862 Deer Run Rd.
- Second - Jim Gross – 945 Buck Spring

6:14PM - Paul Burns – SavATree

- Arborer Expert
 - o Trees at Deer Run are 35 years old. 20-25 years is a good life span for these trees.
- Blue Spruce back at Deer Run look at for treatment.

6:22PM – D. Daugherty

- Financial update and review of current budget.

6:26PM – S. Nixon

- Introduction of Landscape committee members
 - o Steve Whitaker
 - o Virgil McDaniel
 - o David Werner
 - o Wendy Werner
- Review the improvements and accomplishments in 2022-2023 of Deer Run.

Floor opened to volunteer candidates to serve on the board, Ian Mullenhour-

Close the floor for additional candidate volunteers by Ian Mullenhour.

-Motion – Gay Amos – Hartcrest Ln

- Second – Walter Waldo – 980 Fawn Lea

Candidates presented opportune to speak.

Amy Cloud moves the Secretary John Bertsche to cast a unanimous ballot to elect Shirley Nixon, Tami Locke, Steven Whitaker, and Charlie Giles to serve on the Board of Deer Run.

Motion – Amy Cloud – 7113 Hartcrest

Second - Water Waldo - 980 Fawn Lea

6:40PM - Save the Date September 17 – Pool Party end of season party. Sue Whitaker Stevesue5660@Yahoo.com

6:43PM - Open forum initiated by Ian Mullenhour.

*Amy Cloud - 7113 Hartcrest Ln please provide a recycling update, where are the larger cans? Make a deadline to remove the recycling dumpster

*Norm 7260 Hartcrest Ln

*Dan Bentley 845 Deer Run – Dumpster is an eye sore

*Tom Ovington – 826 Deer Run. Dumpster is too small.

*Tom Morrissey - 873 Deer Run, Ruts and light post. Lack of response from Towne Properties.

*Fred Wilson, 846 Deer Run. Back porch where moss is grown, he's tired of going back and forth with Towne Properties.

*Beth Morsey - 873 Deer Run, does the Board get everything sent to Towne Properties? Towne is making a new pro

*Ann Meade - 7165 Whitetail, wants more Board Meetings.

*Dave Westendorf - 898 Deer Run

*Jim Clark – 815 Zengel – replace trees with SavATree.

*Tim Cloud – 7113 Hartcrest Ln- Drainage project update.

*Angela Stoll, 927 Fawn Lea, Cundiff Tree Care, and review all old trees that need trimming by her house.

*Cheryl Mahoney website question: create a new Board Email address for the website.

* Chantelle Breitenstein– 7305 Whitetail Trl. Positive response to the tennis courts.

*Norm Byland – 7260 Hartcrest Ln -

* Tom Scott, 814 Deer Run, Survey on dumpster.

* Jim Clark, 815 Zengel – Improvement application

* Amy Cloud - 7113 Hartcrest Ln, who controls Buckeye Eco Care/who manages?

Motion to adjourn, Steve Whitaker

Second Doug Gage

Deer Run Improvements & Accomplishments – 2023-2024

Annual Meeting 7/30/2024

Reserve Expenses = \$156,417

- **Hartcrest Lane (north end) Drainage – \$43,100**
- **Driveways - \$11,500**
- **Pool Equipment/Filter - \$4,877**
- **Pond/Pond Pump - \$5,000**
- **Brick Chimney – 4,200**
- **Foundation - \$7,740**
- **Pond Muck Removal - \$38,500**
- **Plumbing - \$2,300**
- **Reserve Study - \$4,500**
- **Taxes - \$22,000**
- **Tennis Court - \$2,600**
- **Tree Expense - \$10,100**

Plans for Upcoming Years

- **Cades Cove Pond – Need Volunteers to head up Long Term “fix”**
- **Walking Bridges being “stained” this summer**
- **Reviewing Light Poles & Fixtures - Watch for survey**
- **Irrigation System – Potential replacement in phases 2025**
- **Roof Replacements – 4-year phase beginning 2029,30,31,32**

DEER RUN'S OWNERS ASSOCIATION

NOTICE

It has come to the Board's attention that pet waste is being improperly disposed of within the community and ponds. This presents a big problem.

Anyone found not immediately picking up after their pet(s), or disposing of waste improperly (ponds), will be fined! Also, we have asked all owner witnessing a violation to contact Towne Properties.

Thank you in advance for your understanding and cooperation in this matter!

DEER RUN POST LIGHT SELF PAINTING PROJECT OWNER SURVEY

ONLY OWNERS WANTING TO PARTICIPATE NEED TO SUBMIT FORM

OWNERS NAME _____

OWNERS ADDRESS _____

BEST CONTACT INFO: PHONE _____ EMAIL _____

FOR THE YEAR 2024 POST PAINTING MUST BE COMPLETED BY 10/30/24. PAINTING PERIOD FOR 2025 WILL START MAY 1.

Q1 - WEATHER PERMITTING, APPROXIMATE DATE YOU WOULD WANT TO START THE PROJECT?

Q2 - DO YOU HAVE EXPERIENCE IN USING SPRAY PAINT ON OUTSIDE PROJECTS?

Q3 - WOULD YOU USE A THIRD PARTY TO PAINT YOUR LIGHT POST? IS SO, WHO?

YOUR QUESTIONS? _____

RETURN AT ANNUAL MEETING OR TO: TOWNE PROPERTIES, 6540 CENTERVILLE PKWY,
CENTERVILLE, OH 45459