

## **Deerfield Park Homeowners' Association**

The Annual meeting of Ownership for the Deerfield Park Homeowners' Association was held on May 15<sup>th</sup>, 2021, at 10 AM in the common area of Deerfield Park HOA.

### **Roll Call**

- Owners present:

Eric and/or Sophia Simms, Mary and/or Orville Hurt, Jean Murphy (Elder), Nickolas Richards, David and/or Julie Spies, Aaron Kidd, Tanner Gianinetti, Jim and/or Wendy Smith, Stephen Mode, Johana Median, Terry Grandorff, Keisha and/or Kasey Brueggman, Cherry Downing, Gustavo Oliva Cisneros, Marilyn Hall, Charlie Cruz and Kelly Ann Pacheco, Ashley Anderson, Mary Awalt, Yvonne Siebert, Alicia Gresley. Ken Hendrick, Betty Clifford, Chris and/or Angela Roff, Diane S. Williams Perry, Bryan Frank, Shannon McKee. (26)

- Owner present (by Proxy):

Dusti Budd, Margaret Gerloff, Melissa Carter, Brad Kline, Lee Emmons, Steve Winschell (6).

### **Call to Order:**

The meeting was called to order at 10:16 AM by Tanner Gianinetti. Tanner introduced himself as a Board member, along with Alicia Gresley (Present), Jim Smith (Present), Brad Kline (Present, by Proxy), and Lee Emmons (Present, by Proxy).

### **Quorum:**

With 32/95 members present, a quorum was established.

### **Approval Action Items:**

- No prior meeting minutes were made available. The last ownership meeting recorded was held on 5/12/2009 and a quorum was not established.

### **Reports of Officers:**

- Board of Directors: Lee Emmons (President), Brad Kline (Vice President), Alicia Gresley (Secretary), Tanner Gianinetti (Treasurer), Jim Smith (Board Member).
  - The next Board meeting is scheduled September 2021 pending final date/time.

### **Committee Update(s):**

- Association Document Review
  - Current members: Tanner Gianinetti, Lee Emmons, and Jean Elder

The Committee proposed the following changes to the Design Review Guidelines regarding trailers and recreational vehicles within Deerfield Park HOA:

*1) Recreational Vehicles or Trailers (RVT): May be parked on the resident's property either behind the house or a six feet (6') tall privacy fence. This includes parking along the side of the house on gravel/concrete pad, in the garage or on the concrete pad in front of the garage. All RVTs must be within the resident's property line and have emergency brake engaged or tire blocks in place. For residents who have Alleyway access, RVTs must be at least one foot (12") off the Alley. For residents with shared driveways, RVTs cannot obstruct the driveway. All vehicles must have current license plates / tags. For any questions, please contact the Deerfield Park HOA Review Committee.*

*2) Front Yard Fencing allowed as follows:  
Maximum height 54" (4'6"), must be transparent and not block the view of the yard. For approved materials and design guidelines, please contact the Deerfield HOA Review Committee. All Front Yard Fencing must be approved by the Review Committee prior to installation.*

Tanner Gianinetti presented Owners with the proposed changes. Owners present were encouraged to ask questions and discuss any additional concerns.

- A motion was made by Angela Roff to accept the proposed changes to **ITEM #1 RECREATIONAL VEHICLES** as presented. Seconded by Bryan Frank. With a vote of 21 FOR (Present) 4 FOR (By Proxy) and 4 AGAINST (Present) 1 AGAINST (By Proxy).
- A motion was made by Angela Roff to accept the proposed changes to **ITEM #2 FRONT YARD FENCING** as presented. Seconded by Bryan Frank. With a vote of 20 FOR (Present) 4 FOR (By Proxy) and 1 AGAINST (Present) 1 AGAINST (By Proxy).

### **Financial Report**

- Current bank account balances:
  - Operating (Alpine Bank): \$2,021.76
  - Reserve (Alpine Bank): \$9,500.12
  - Operating (Wells Fargo): 5,765.72
  - Reserve (Wells Fargo): \$9,587.46

### **Old Business:**

- Owners would like to discuss changes to the Rules regarding on-street parking due to safety concerns.
- Tanner would like to set-up a meeting with CRFR to discuss emergency personnel access and vehicle accessibility along roadways. Tanner suggested utilizing satellite imagery for accurate measurements of the roadways.

### **New Business:**

- Ashley Anderson, chair of the Community Events Committee, would like owners to remain vigilant and report any suspicious activity in the neighborhood due to recent crime.
- Owners are concerned with the removal of the snow at the end of alleyways.
- Owners request alleyway maintenance for drainage and vehicle access.

### **Adjournment**

There being no further business to come before this meeting, it was motioned by Alicia Gresley to adjourn at 11:18 AM. Angela Roff seconded the motion. Meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager  
Property Professionals