

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
OWNERS MEETING MINUTES

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A meeting of the Deer Creek, Phase II, UDI, Class I Inc. Board of Directors /Owners was held in the clubhouse as scheduled.

The meeting was called to order by President Jim Windt at 10:00 AM

A Opening Prayer was led by Dan Garner and a Moment of silence was held for the Owners and friends of the park that had passed away during the previous year. The Pledge of Allegiance to the flag was led by Jim Windt and members were asked to be seated.

A quorum was declared by the voting presence of 309 association owned deeds. **Since the number represents more than 30% of outstanding deeds, this will be considered an official meeting and all Owners present may bring official business to the floor to be voted upon.** All Owners present were certified as Official Owners qualified to be present at this meeting because they have no monies outstanding as to the association and are allowed one vote per deed to be cast on issues presented. The association deeds are not to be voted and are only used to establish a quorum

Directors present: Jim Windt, President. Walt Robinson, Vice-President / Secretary. Dan Garner, Treasurer. Joe Esparza, Grounds. Jim Greenfield, Buildings. David McDaniel, Pools. One Vacancy remained.

President Windt took pleasure in welcoming the new park Managers, Ken and Joanne (Jo) Ickes and Assistant Managers, Larry and JoEllen Williams. Following a round of applause they were excused to continue their duties at the park.

President Windt asked all former Board Members to stand to be recognized them for their service. Followed by a round of applause.

A history of our park was read by Dottie Windt to give a little insight into how our park was formed and moved thru the years to where the park is now. A round of applause was given and copies are available at the office.

The minutes of the 2021 Owners Meeting were read by Walt Robinson, Secretary. Mike Stewart motioned to approve the minutes and Butch Cornwell seconded the motion. The minutes were approved unanimously as read.

REPORTS

Treasurers Report (Dan Garner) as of 02/12/2022

Dan Garner gave a report on the funds in our accounts.

Motion was made by Linda Newcomb and 2nd by Keith Coryell. Motion was passed unanimously

2021 property tax letters are available in the office for all Owners who would like one.

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Deed Report (Dan Garner)
President's Report (Jim)
249 Active Deeds
59 Deeds for Sale
19 Past Due but not in arrears

Presidents Report : Jim Windt

We have two Letters of Resignation one from Stephanie and Bob Ping and Mary Ellen and Mike Fleming. Both indicated it was for health reasons and take effect March 1st 2022.

All New Owners were asked to stand to be recognized and let the members also know where they were from so other owners might be from the same area. A round of applause welcoming them ensued.

Speeding, Please slow down and brake lights should probably be on as your going down the hills.

The Office has also had a issue with owners not turning in site cards by 10:00am. If you are not turning them in by that time you are technically in violation and after so many times a fine is due on that owner so please get them in on time.

Jim also wanted to thank the activities committee for the coffee and donuts today and also thank the ladies that took attendance this morning. Its very vital that we have only owners at this meeting. With that being said that will be the end of my report.

Vice President Report (Walt Robinson)

I appreciate all the members help the last few years as this will be my last meeting as a Board member and that the Board has continued success and thanks to everyone for the last four years.

Activities Report (Anita Stewart)

The financial report for Activities Fund was reported on by Anita Stewart. She told the members all the momeycame from the members participating in the park activities. We were able to replace the stove and put in a new DVD player this year. I would like to thank the committee for all

for all of their hard work. Dottie Windt, Cindy Garner, Linda Wade, and Karen Robinson

The last Bingo is scheduled for March 10th. 7:00pm at Clubhouse.

On March 19th Live Entertainment by Will Yancy (that is very good). Tickets on sale at the office or from activity member.

Today the Annual Dinner is at 5:00pm. Please come with your group so you can be seated with them as we are full and no and No Tickets Remain.

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Buildings Report (Jim Greenfield)

Thanked everybody that painted the buildings on cleanup day. The buildings are in good shape. We went thru and took care of some issues on the park models and the only item we will be working on for now is the door sticking here at the Club house. Other than that the Buildings are in good shape and that is my report.

Grounds (Joe Esparza)

The new walk thru gate is in place and working at the front entrance, just need to make sure it closes behind you. Joe thanked Bob Marshman when he was Director of Grounds. Joe asked for all the members that worked on the Pool Retention Wall to please stand for recognition. A lot of work was done in short amount of time. Also a thank you to Connie Greenfield for providing lunch to the workers.

Joe told the members that a debris dumpster had been ordered for the wall project and during the cleanup day a group of members worked all day down at the curve and filled it up with debris from that site and around the park. So much was cleaned up that another dumpster had to be brought in for the wall project. The work they did really made the site look great. Also when the second dumpster came in the trash from around the back of the office and around the shed at the top of the hill and bags of leaves were able to be cleaned up also. A question was asked as to where to put leaves raked up now and Joe told the members that it could be put in the regular trash now, due to it being picked up more often. A question from Dwight Quant was asked if we could put a leaf bagger on the back of our riding mower to pick the leaves up. Joe said it could be looked into. Earl Faulk told Joe if that could be done or a place to mulch the leaves it would keep the dumpster from filling up.

Joe told the members the only other item he noticed was that the park road was failing in several areas and a need to have it addressed soon was needed and would be talked about during the meeting. Joe thanked everyone that has been making the park look nice and concluded his report.

President Windt asked if there were any questions: Sharon Deberry asked if anything could be done about the speed bumps that knock your front ends out of place and is the only thing she regrets when she comes here.

Rita Demichiel stated the her trailer was hit with debris from the mowing and anything we could do would be a big help.

Keith Coryell was very upset about a certain park individual that constantly breaks rule number one which is speeding and would like it to be addressed with a talk to him from the board.

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Peter Demichael wanted to thank all members for the help this year and in past years. His question was with our office managers mowing all year if the board could look into a mowing service because it is a tough job. The Board has looked into that and the cost was 80 to 90 thousand dollars a year. President Windt said that the members save the park thousands of dollars a year by helping out and thanked them for their continued service to the park

Pool Report (David McDaniel)

The Pool is in great shape, No projects going on at this time. That is his report. A question from Jodie Hunter asked if the solar pool panels were still working. Answer was yes but down the road the board hopes to upgrade them. Mary Faulk asked again about the park installing a Hot Tub/Jacuzzi we had one several years ago and would like to have one here again. Francis Thompson asked about the pool and tennis court lighting from last year being fixed. It is a matter of financing and the board having to set a list of priorities. Did we get a price? The answer was yes, it was in the range of \$7500 to 8000 at last years price.

Cindy Garner asked about the light out at the Pickle ball court. It is fixable and on the list to get done soon.

Jim Curry would like to see a AED on site, The Board is looking at that the cost is 1300 to 1500 dollars. Part 2 of the question was how many are CPR Trained and over a dozen hands went up. He was wondering if we could get the Red Cross to come to the park and give a class to the members that wanted to learn it. The Board will look into it.

Linda Wade asked how we were coming along with the shuffle board court? David said right after the pickle ball court lights are finished.

Unfinished Business:

Really none, President Windt said that the unfinished item actually was from the Board Meeting not the Owners Meeting but hard to separate the two so he will entertain it now.

There is a Item on the Retaining Wall going over budget so a motion needs to be brought to the floor to pay for expense due to having to order an extra dumpster it went from the estimate of \$4000.00 to \$5000.00 and we need to have a motion made to cover the difference. Joe Esparza made a Motion for \$1000.00 dollars to cover the extra dumpster, 2nd by Mike Stewart. Discussion, Hearing none the Motion passed.

New Business :

A Motion to Seal and Repave the Fawn Ridge Roads and extend parking spaces for \$55,000.00 dollars was made by Ground Director Joe Esparza. 2nd by Jim Greenfield. Discussion on the Motion: Joe explained what all was included for that cost to the members. Anita Stewart asked about financing for the project. RepDan Garner, was hopeful to try and

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keep from having to cash out 25% of a CD with no penalty but it would depend on cash flow at the time of completion .

Owner Sue Marshman asked if we did this project would it mean no concrete sites getting the extra pads? President Windt deferred the question to a member of the new board in which Jim Greenfield answered no, due to cost to bite the bullet and get all pavement done this year instead of splitting it up at a higher cost.

Anita Stewart asked a question if we have to take money from the CD is there a plan to pay it back? The answer from Jim Greenfield was yes. Asked how thick the payment was going to be and Joe Esparza stated as bid it would be an 1 ½ to 1 ¼ and that is after compaction. President Windt asked to make an amendment to the motion that we would only use AAA Top Quality Asphalt LLC and Joe Esparza made a motion for such and was 2nd by Mike Stewart a vote was taken and passed by the membership.

A question from was asked is a performance bond being provided? Joe Esparza said he would look into it later that day. A question was asked if the paving would cause any issues with the motor coaches coming and going. President Windt stated that yes there could be some issues but will be decided on as closer to the work starts being done (4-8 weeks out) as of now. If done during the summer the cost would change is why we are proceeding now.

A question was asked about storage if it was possible not to have the best sites used as storage. President Windt told the members there are sites that are set just for storage during the summer and that was all at the moment.

A question was asked if we were looking at 2 months out for paving, it sounded like the project had already been approved before the meeting today. President Windt stated that no work on the paving had been approved before today and that signing a contract had not taken place due to just getting member approval earlier today.

After a lot of discussion and confusion on doing the paving over the concrete widening of the sites a motion was put on the floor by Sandy Holcomb to continue with improving concrete site widening as discussed at earlier meetings as a number one top priority over all other improvement projects in the park. 2nd by Sue Marshman. More discussion ensued and part of Fawn Ridges rules is to maintain over improve, otherwise we lose this park. All the Board members would like to see the concrete widening to sites as well. But the **Board Members are required by the Court Agreement/Covenant to Maintain over Improve.** Also the electrical upgrade will have to continue as we run out of the spare parts that were taken off of the old ones that were replaced. The Board will have to look at continuing electrical when that happens.

Questions continued about Insurance, Rainy Day Fund, What determines spending from what accounts ETC.....

A Call for the vote on the Motion at hand was asked for by member Carol Witherspoon. The Secretary reread the Motion to the members and the Motion above is what the final outcome was. More discussion ensued before the vote on various issues that were not

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related to the original motion. A Voice Call was to close to determine the vote, so the president called for a hand count of one Owner per deed. The vote was 27 yeas with 23 nays. Motion carried.

A Motion to fix the parks golf cart for up to \$2000.00 was made by David McDaniel, 2nd Jim Greenfield. Discussion none, Vote was carried.

A Motion to add Director and Officer Liability Insurance at a cost of \$1900.00 was made by Walter Robinson and a 2nd from Jim Greenfield. Discussion; Why do we need this?

Fawn Ridges Insurance Carrier recommended this Coverage because if a Officer is sued it would cost 30 to 40 Thousand dollars before it even went to court. Question asked if this is a yearly cost? Answer was yes.

With no future questions a motion was called for vote and was carried with one nay.

A question was asked about our in house computer specialist Jeff and if the amount approved last meeting was one time, monthly or yearly. Answer is he will be receiving \$100.00 a month for maintaining our computers,web page, quick books etc..

President Windt took a moment to express his gratefulness to the board that he had the pleasure to be on and serve for the good of the Owners. To also face the hard issues and decisions they made as a board and the journey that he had during his time. He wanted to thank his Board and the Owners for everything they did to make his job easier.

The Chairman of the Teller committee Butch Cornwell read the results of the election and thanked his team; Deb Milano, Marlette Foster and Linda Wade for their help. The results are: 82 Ballots turned in, 5 were missing required member #'s, 78 Ballots were deemed good to be counted and the following were elected. Jim Greenfield 73, David McDaniel 71, Kieth Coryell n 72 votes. There were also write in votes with Adam Briner 2 votes, Ray Heber 2 votes, Joe Esparza 1 vote, Jim Windt 1 vote and Mike Stewart 1 vote. Vacancy still needed to be filled so each was write in was asked and all declined.

Motion to Adjourn Mike Stewart, 2nd Dottie Windt Motion passed and meeting closed at 11:56am

Respectfully submitted,

Douglas Ewell II
Board Treasurer

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