

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
March 12th 2022

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 Greenfield at 10:00 am .

Jim went on to explain that he was appointing Cortnie Fogleman to fill a board vacancy and was asked to join the board members.

Jim Greenfield led the Pledge of Allegiance.

Dan Garner led the Prayer

Doug Ewell, took the roll call with the following members present:

President: Jim Greenfield, Vice President / Grounds: Joe Esparza,

Secretary / Treasurer: Doug Ewell, Buildings: Keith Coryell, Pools: David McDaniel

Board Members at Large: Alan Maclean and Cortnie Fogleman. All Members Present.

Doug Ewell read the Minutes from the February Board meeting. On a motion from Doug Ewell seconded from Joe Esparza, the minutes were approved as read.

REPORTS

Presidents Report: Jim explained to the members that the board had the duty to maintain the park over improve and that was the issue at hand having to Repave the main roads, Build the Retaining Wall by the pool and working on the Buildings since the beginning of the year.

Jim laid out a plan that barring any unforeseen issues this year. The board should be able to widen sites next year.

Jim also explained that the board discussed to go back to \$2.00 a day for your weeks next year and that there would most likley be a **Dues increase in January 2023 of \$75.00 per Deed**. The Board wanted to give as much time to let the Owners know ahead of time.

Jim also told the owners that Doug Ewell was taking over both the Secretary and Treasurers position.

Treasurers Report : Doug Ewell read the amounts in the financial accounts. The financial report is always available in the office. Doug Ewell motion to accept, seconded Keith Coryell Treasurers report passed unanimously.

Deeds Report: Doug Ewell presented the Deeds Report. There are 248 Active Deeds, 0 in Collection and 62 Deeds in the Office for sale.

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Vice Presidents Report : Joe Esparza, Thanked all volunteers for the their continued help in making the park what it is today. A lot of Owners pitch in during the year and thank you from the Board.

Activities Report: Anita reported on the Activities financial accounts, Reminded everyone about the Soup Dinner tonite at 5 pm and that the final activity would be on March 18th with Will Yancy being at the club house for a night of entertainment. As this was Anitas last meeting she wanted to Thank her helpers for a great season.

Jim Greenfield took a moment and presented Anita with a flower arrangement and to say Thank you from the board for all of her help over the years.

Motion to accept financials from David McDaniel, Seconded Alan Mclean, Motion carried.

Buildings Report: Keith Coryell, The water heater in one of the camp trailers was changed out. The gas is back on to the showers heater and dryers, which was from the Gas Company not removing the red flag after a small leak was repaired last month allowing the park to run out of propane two days ago. A toilet in the ladies restroom was repaired and we are waiting for the plumbing company to bring the gasket to finish fixing the mens restroom urinal.

Grounds Report: Joe Esparza, Gave a Report on the Repaving Project, Came in under budget by \$2,000.00. Saved 4 to 5 Thousand Dollars because of signing the contract as soon as it was approved. Pricing raised due to petroleum skyrocketing. The sealing of the existing pavement is on hold until May or June as it takes 24 Hours to cure and park will not be as full.

Pools Report: David McDaniel, Overall in good shape, purchased new lounges for around the pool and the pickle ball light has been ordered.

Unfinished / Other Business: The individual that had been seen speeding has been talked to by the Board. The Paving Contract was signed on 2/21/2022. Doug read Dan Garners letter of resignation and will file at the office. Doug Ewell read the Thank You letter from Mike & Mary Ellen for the leaving party and reports were they are having a good time in Myrtle Beach.

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New Business

Doug Ewell made a Motion to purchase a new riding mower not to exceed \$4,000.00 due to the cost and unavailability of the parts to fix the mower owned by the Park.
Seconded Keith Coryell Motion passed unanimously.

Joe Esparza made a Motion to strike out the summer time 5 week moving rule.
Seconded Alan Maclean Motion passed unanimously.

Doug Ewell made a Motion to add rules 48 to 55 in the **OWNERS RULES. See Addendum A**
Seconded Cortnie Fogleman Motion passed unanimously.

Adjournment

Motion : Jim Greenfield Seconded: Joe Esparza Motion: Passed Unanimously
Meeting Closed at 10:37 am

Respectfully submitted,

Board Secretary / Treasurer

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ADDENDUM (A)

48. All Stored and Live in Trailers must have up to date Plates and Insurance as Required by your State of Residence.
49. All Trailers must have a current Park Tag on Storage-Authorized along fence row.
50. Storage Trailer must be Maintained and kept in good condition. (Tires aired up ETC...)
51. No Storage Trailers may remain on Fawn Ridge Property if Registered owner is not at Fawn Ridge.
52. If you store a trailer and lock the tongue. The Office must have a spare key for emergencies.
53. During Storage Season if you put your Camper in storage and have an additional Trailer to store it will cost an extra \$2.00 per day if parked in Storage area along fence area.
54. All Owners must have a valid phone number on file to stay in the park. (No Exceptions)
55. As of 03/13/2022 the Summer 5 week moving Rule has been recinded.

THE CONTRACTUAL WORKERS HAVE THE AUTHORITY TO ENFORCE THE RULES AND REGULATIONS AS PROVIDED AND INSTITUTED BY THE BOARD OF DIRECTORS

ANY VIOLATIONS OF RULES, REGULATIONS AND GUIDELINES BY ANY OWNER, FAMILY MEMBER OR GUEST NEEDS TO BE REPORTED TO THE PARK OFFICE

CONTINUAL VIOLATION OF RULES AND REGULATION MAY INVOLVE THE LOSS OF RESERVATION PRIVILEGES

OWNERS, FAMILY AND GUESTS ARE RESPONSIBLE FOR ANY DAMAGE COSTS.

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