

DEER CREEK PHASE II, UDI, POA, CLASS I, INC.
BOARD MEETING MINUTES
January 9, 2016

A meeting of the Deer Creek Phase II, UDI, POA, Class I, Incorporated Board of Directors was held as scheduled.

The meeting was called to order by Jim Greenfield at 9:30 a.m.

Directors present: Jim Greenfield-President, Dick Startzenbach-Vice President/Grounds, Donna Stewart-Activities, George "Bob" Meister-Treasurer, Larry Haines-Buildings, Jim Windt-Pool and Anita Stewart-Secretary.

The minutes of the December 12, 2015, Board Meeting were read by Anita Stewart, Secretary. Bob Meister motioned to approve the minutes and Dick Startzenbach seconded the motion. The minutes were approved unanimously as read without corrections.

TREASURER'S REPORT (Bob Meister)

Savings Account	\$ 92,492.82
Operating Fund	\$ 4,137.43
Petty Cash	\$ 635.30

Bob advised that a transfer from operational savings to operational checking was made in the amount of \$2,000 to cover end-of-year expenses. The \$2,000 will be transferred back to operational savings immediately.

Jim Windt motioned to approve the Treasurer's report and Dick Startzenbach seconded the motion and the motion was approved unanimously via roll call vote.

DEEDS (Bob Meister)

Bob reported that we have 329 active members, 17 in arrears and 14 in collections.

Bob will be changing the status of the 17 deeds in arrears to a "lien" status. A letter will be sent to all owners involved.

PRESIDENT'S REPORT (Jim Greenfield)

- Jim asked everyone to continue to watch their speeding.

VICE-PRESIDENT'S REPORT (Dick Startzenbach)

- Dick thanked Earl and Don for replacing the sand in the sewer dumps trap area with stone.
- The Interlocking wall blocks will be delivered Monday. These blocks will be used for the replacement of landscape timbers.
- Concrete preparation work will begin today to replace the walkway. The walkway will be roped off until the work is completed. Work will continue to excavate and pour rear patio extensions, replace ramp to shed and replace cracked concrete near the pool.
- A park work day will again be scheduled to repair picnic tables, paint, rake leaves, pull weeds, etc.

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ACTIVITIES REPORT (Donna Stewart)

Checking Account	\$1,185.93
Petty Cash	\$ 75.00
Savings Account	<u>\$1,210.21</u>
Total	\$2,471.14

Bob Meister motioned to approve the Activity Report and Larry Haines seconded the motion. The report was approved unanimously.

Donna advised that a new TV for the clubhouse had been purchased. She reminded everyone that there was a concert tonight by the Wylers at 7:00 PM and to purchase tickets for this year's show "Carnival" scheduled for January 30.

BUILDINGS REPORT (Larry Haines)

- Larry advised that the one-bedroom park model's bathroom floor needs to be replaced.

Larry Haines moved to rehab the one-bedroom park model in an amount not to exceed \$5,000. Bob Meister seconded motion. All voted aye via roll call vote. Motion passed.

POOLS (Jim Windt)

- Jim Windt advised a new solar cover will be ordered. The solar cover will not be removed from the pool if the day's outside temperature is forecasted to be less than 70 degrees. If an owner wants to use the pool on a cool day, the owner should call the office and staff will remove the solar cover.
- Jim will schedule the previously approved roof repair.

UNFINISHED BUSINESS (Jim Greenfield)

- Buyouts are a privilege, not guaranteed.
- Drop off site cards at the office when leaving the park (Reservations and buyouts)
- Order coming into the park for reservations and buyouts:
 1. Be civil to others.
 2. Owners must stay in order and form a line at the office.
 3. Owner and RV must be in park.
 4. Owner must make the reservation in the office.

NEW BUSINESS (Dick Startzenbach)

- Dick advised that a golf cart needs to be repaired. New batteries were installed in November and the motor needs to be repaired or replaced. An estimate for the repair will be obtained in April.
- The riding mower deck has a hole in it and needs to be repaired or replaced. An estimate for the repair will be obtained.

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NEW BUSINESS (Continued)

- The two push mowers need to be serviced. An estimate for the service will be obtained.

With no other matters to discuss, the meeting was adjourned at 10:00 a.m.

Respectfully submitted,

Anita Stewart
Board Secretary