

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
January 12, 2019

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

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

The Pledge to the Flag was lead by Walt Robinson.

Directors present: Jim Windt, President. Anita Stewart, Vice-President/Activities (by phone). Dan Garner, Treasurer. Walt Robinson, Secretary. Mark Junkins, Grounds. Jody Hunter, Buildings. Rolland "Butch" Cornwell, Pools.

The minutes of the November 10, 2018, Board Meeting were read by Walt Robinson, Secretary. Dan Garner motioned to approve the minutes and Jody Hunter seconded the motion. The minutes were approved unanimously as read.

President's Report (Jim Windt)

Special thanks to Jim & Connie Greenfield for all their help coordinating and preparing the owners packets. There were quite a few volunteers that help in the assembling of the packets; Mike Stewart, Jody & Lois Hunter, Sue Marshman, Butch Cornwell, Judy Jolly, Glenn & Marlette Forster, Walt & Marie Katz, Maryann Curcio, Jimmy & Belinda Wade, Bob & Stephanie Ping, Mike & Mary Ellen Fleming, Cupcake McDaniel. Our thanks to all of them!

Jim welcomed the new owners that were present

There have been many flowers planted and gardens set, to help make our park beautiful, thank you to Mark Junkins, Sue & Bob Marshman, Hugh & Margaret Loden, Jody & Lois Hunter, Mary & Earl Faulk, Elijah & Mildred Curry, Don & Debbie Milano for all their work.

Speeding in the park must stop, we have children and elderly members, some one is going to get hurt. We are seriously considering more speed bumps if necessary.

A little good news, Mary Ellen Fleming, our park manager, is doing well after having recent health issues and is back at work.

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Treasurer's Report (Dan Garner)

The financial report was given, details of which will no longer be published in the minutes for security reasons. Copies of finance reports are available to owners in the office.

A motion to accept the treasures report as presented was made by Jody Hunter, seconded by Butch Cornwell, approved unanimously.

Dan reported we have 308 active deeds, 2 deeds in arrears, 1 deed in collection and 7 deeds for sale. A motion to accept the deeds report was made by Walt Robinson, seconded by Mark Junkins, approved unanimously.

Vice-President's Report (Anita Stewart)

No report at this time

Activities Report (Anita Stewart)

Walt Robinson read the activities report as submitted by Anita Stewart.

Owners should always check the bulletin board and clubhouse for updated calenders and posters.

We have:

donuts & coffee on Wednesday's at 9am;

a block party with music on Saturday, January 19th at 4:00pm;

Lee, one of our owners, will play country music Sunday night, January 20th at 7pm;

The Nite at the Races will be on Saturday, January 26th, at 6:30pm;

Will Yancey will perform February 16th, at 7pm. A ticket will be required and can be purchased at the office or from an Activities Committee Member.

Thank you to all the volunteers that have helped with the dinners and other events, we could not do it without you.

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Grounds Report (Mark Junkins)

All sites should now have picnic tables, if you have one that needs painting let us know.

We will be working on the wall by the steps and installing a drain pipe along the walkway out to the road.

Clean up day will be Friday February 15, 2019. Your help will be greatly appreciated

Buildings Report (Jody Hunter)

A new refrigerator has been bought and installed in the 2 bedroom rental.

The floors in the bathrooms and showers have been steam cleaned

All the screens in the patio area have been replaced

We are looking into having emergency lighting and exit signs installed in both bathrooms. This was a recommendation of the Polk County Fire Inspector.

The doors on the office maintenance shed need to be replaced, and the soffits on the bathroom building need repair.

A motion was made by Dan Garner to approve spending up to \$1500.00 to replace the windows in the office unit, seconded by Anita Stewart, approved unanimously.

Pool Report (Rolland Cornwell)

Thank you to Moe & Joe Esparza, and Bill Bayer for all their hard work in painting the pool side tables.

The edge of the pool has been painted to conform to the requirement of the insurance company.

We have purchased 4 new chairs for the pool side tables.

The solar heat thermostat doesn't seem to be operating properly, so we will be having it checked out.

We will be repainting the wall along the steps to the pool, volunteers appreciated.

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Unfinished Business

New Business

A thermostat policy has been placed by the thermostats in the rec hall, please follow the listed instructions. Please note these thermostats do not effect the temperature in the laundry room or bathrooms.

A motion was made by Butch Cornwell, and seconded by Jody Hunter to change Section III Storage – Authorized/Unauthorized Item #2 to read as follows; RV storage by the Park Manager/Assistant Manager beginning with site #103 and progressing through site #135 on both north and south sides of the road with the exception of site #119, This site will not be used for storage and will remain available for use throughout the year. The motion was approved unanimously.

Our thirteen month CD comes up for renewal next month, as our bank no longer offers a 13 month term CD any longer, we need to decide on either; a 9 month CD or a 19 month CD term. After some discussion, a motion to direct the treasurer to renew the CD for the 19 month term was made by Jody Hunter, seconded by Walt Robinson, approved unanimously.

Other Business

Adjournment

A motion for adjournment was made by Dan Garner, seconded by Mark Junkins, approved unanimously.

Without further business to discuss, the meeting was adjourned at 10:55 am

Respectfully submitted,

Walter Robinson
Board Secretary