

DEER CREEK PHASE II, UDI, POA, CLASS I, INC.
BOARD MEETING MINUTES
January 14, 2017

A meeting of the Deer Creek Phase II, UDI, POA, Class I, Incorporated Board of Directors was held as scheduled on Jan. 14, 2017.

The meeting was called to order by Jim Greenfield at 10:02 a.m.

George "Bob" Meister led the Pledge of Allegiance.

Directors present: Jim Greenfield-President, Jim Windt - Vice-President/ Secretary, George "Bob" Meister - Treasurer, Hogan Cooper- Grounds, Hugh Holcomb- Pool, and on the phone were Anita Stewart- Activities and Larry Haines- Buildings.

SECRETARY'S REPORT (Jim Windt)

The minutes of the December 12, 2016 board meeting were read by Jim Windt, Secretary. Hogan Cooper moved to approve the minutes, seconded by Bob Meister. The motion carried unanimously.

TREASURER'S REPORT (Bob Meister)

Bob reported that at the end of 2016, we had a net profit of \$29,637.41. As of 12/31/2016, we had a balance of \$22,446.39 in our checking account and \$103,593.69 in our money-market savings account. In petty cash, we had \$514.15. As of 01/12/2017, we had a balance of \$100,166.51 in our checking account and \$103,593.69 in our savings account. A motion by Jim Windt, seconded by Hugh Holcomb was made to approve the treasurer's report. It was approved by a 6 yeas and 1 nay vote by Hogan Cooper.

DEEDS (Bob Meister)

Bob reported that we have 329 active members, 11 in arrears and 14 in collections and 8 deeds for sale in the office.

Jim Windt made a motion to accept the deeds report seconded by Anita Stewart. The motion passed unanimously..

PRESIDENT'S REPORT (Jim Greenfield)

- Jim reminded everyone about getting an Emergency Instruction Paper to keep handy. He told the owners that if the correct information is not given to the 911 operator, the emergency personel will go next door.
- Jim read the following list of names of people who helped with various projects in the park.
- First cement job: Hogan, Jim and Connie, Mark Junkins, Jim Windt, Hugh and Sandy, Jerry and Margaret, Dick and Bonnie, Bill Bayer, and Jack H.
- Framing- Mike Stewart, Jim Windt, Mark Junkins, Bill Bayer, and Hogan.
- Second cement job 11/27: Hogan, Jim and Connie, Dave Rapp, Bill Bayer, Mark Junkins, Don, Lee, and Alice Thraymann.
- Framing: Hogan, Mark Junkins, Dave Rapp, Bill Bayer, Don, and Tim Spindler.
- Third cement job 12/1, (one site and 2 patches): Jim and Connie, Dominic, Don, Dave Rapp, Bill Bayer, Mark Junkins, Tim, and Lee.
- Power washing- Jim, Mark Junkins, and Dominic.
- We put money back in the bank from unspent funds.
- We plan to continue with the projects that we have started.

VICE-PRESIDENT'S REPORT (Jim Windt)

Jim announced whose positions were up for election this year. The seats opening are those of Anita Stewart, Hugh Holcomb, and Jim Windt.

Jim reminded everyone how easy it is to go 20 MPH, especially down the hill. He asked everyone to please slow down. He reminded everyone that the sites with little green men indicate there are children at those sites.

Site cards are to be dropped off as you leave the park, not as you reenter, and checkout time is 10:00 am.

Owners coming in around noon need to wait until the office is open and not just move in to pick any site. He also said that the office calls owners who are expected, but have not arrived by 3:00.

He reminded everyone to please be courteous to the office staff. They have rules and procedures, which the board expects them to follow. If you are expecting mail, they will be happy to deliver it at the end of the day.

Jim Greenfield inserted a note that Jack Cornwell wanted to meet with the Teller Committee after the board meeting.

ACTIVITIES REPORT (Bob Meister for Anita Stewart)

Checking Account as of 1/14/17	\$2,198.30
Petty Cash	\$ 75.00
Savings Account	<u>\$ 610.57</u>
Total	\$2,883.87

January 21 is set to be our clean-up day. The activity Comm. will furnish lunch and dinner for the volunteers who help that day. Dinner will be hot turkey sandwiches at \$5.00 per person. On Jan. 27, there will be a group called Sunday Drive Band performing at 7 PM. The cost is \$6.00. On Jan. 28, we will have a "Night at the Races". Snacks will be served, admission is \$3.00, and betting is \$.25 per bet. It is a BYOB.

BUILDINGS REPORT (Larry Haines)

Larry reported that all buildings are in good condition. He thanked everyone for all the volunteer help. He noted that the main building project is the construction of an island in the kitchen.

GROUNDS (Hogan Cooper)

Hogan reported that the sites chosen to work on were because of repairs needed to make them safer. He thanked Alice Thraymann for her help on the projects. He reported we purchased 2,600 landscape blocks to replace the landscape timbers around them. They are almost completed with this project because of the work of Don, Earl, Dave, Bill, and Tim.

He reported the wood, 2" x 10" x 12 feet, has been selected for fixing the picnic tables next Saturday. He explained the procedure that will be used for assembly.

He reported the flag pole has been purchased and hopefully will be installed today.

POOL REPORT (Hugh Holcomb)

Hugh reported that the pool was in real good shape and that the uneven surfaces have been leveled. He thanked Jerry and Margaret for all their help in doing this. He said they would start sealing the pool deck next week, when they return to the park.

UNFINISHED BUSINESS (Jim Greenfield)

Bob Meister reported that, in answer to a question after the last board meeting about our insurance, we are insured. Our deductible is \$2,500.00. In the event of wind/hurricane damage, our deductible is 2% of the total damages.

NEW BUSINESS (Hogan)

Hogan made a motion to appropriate \$1,650.00 from the Grounds Repair and Maintenance budget for the purchase of ten(10) Resin Lifetime folding 6 foot picnic tables to replace plastic and missing tables. Jim Windt seconded the motion.

Hogan said that the second series of tables that were purchased are standing up well, so we are going to buy 10 more of these. He said that we will be replacing some damaged tables as well as putting tables on sites that currently have no table.

The motion passed unanimously.

Hogan made a motion to appropriate up to \$1,000.00 from the Capitol Improvement budget for the purchase of materials to install an island in the kitchen, with the stipulation, that half of the cost is to be reimbursed by the Activity Committee. Seconded by Anita Stewart.

Currently, we are working with rather unsafe conditions. We use extension cords for electrical supply, and everyone has to walk over them.

The motion passed unanimously.

With no other new business, to discuss, Hogan Cooper made a motion to adjourn at 10:25 a.m. It was seconded by Jim windt and passed.

Respectfully submitted,

James Windt, Secretary