

DEER CREEK PHASE II, UDI, POA, CLASS I, INC.  
ANNUAL OWNERS MEETING MINUTES  
FEBRUARY 8, 2020

The Annual Owner's Meeting of the Deer Creek Phase II, UDI, POA, Class I, INC. was called to order by Jim Windt, President, on February 8, 2020 at 10:03 AM.

Cleve Hamlin led the group in prayer.

Walter Robinson led the Pledge of Allegiance.

Jim Windt asked for a moment of silence for owners who had passed away during the last year.

"A quorum was declared by the voting presence of 301 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 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 were: Jim Windt, President; Anita Stewart, Vice-President, Dan Garner, Treasurer ; Walter Robinson, Secretary; Bob Marshman, Grounds; Jody Hunter, Buildings; and Butch Cornwell, Pool. All board members were present.

Dottie Windt read a history of our park to remind us of how we came to be. The history had been written with the help of Bob Meister, Jack Cornwell, Fran Burdette, Don Gibbs, and Ken Peterson.

Jim Windt asked all past board members to stand, and thanked them for their service to our park.

Walter Robinson read the minutes from the February 9, 2019, owner's meeting. Mike Stewart made a motion to accept the minutes as read, seconded by Jim Greenfield. The motion was approved unanimously.

### **Treasurer's Report**

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

2019 property tax letters are available in the office to all owners who would like one.

William Tramann made a motion to approve the Treasurer's report and it was seconded by David McDaniel. Treasurer's Report was approved unanimously.

### **DEEDS**

Dan Garner gave the following deeds report. We have 290 active deeds, 14 deeds in arrears, 4 deeds in collections, 0 deeds for sale.

## **President's Report**

Jim Windt welcomed everyone back and asked new owners to stand and be recognized. They were given a nice welcome by the rest of the owners present.

Jim noted that we have made progress with the site widening project, and we will continue the project this spring as our resources permit.

Jim asked all those who have volunteered either out in the park or here in the hall to stand and be recognized. You may see a lot of board members doing stuff, that is because we like to help, not because we are on the board. Please volunteer and help.

Speeding is still a problem here, our speed limit is 10 MPH. Please slow down and help keep us all safe. Please straddle the storm drains or pass on the side, they make a lot of noise when driven on.

The Check-in and Check-out policies must be followed! Your coach must be here and determines your place in the line. If you choose to not pick a site when it is your turn, you go to the end of the line. When leaving, you must remove all of your things from the site, your site must be empty. Deposit your card into the mail slot next to the office stairs, then exit the gate. Check out time is 10:00 am.

## **Vice-president's Report**

Anita welcomed everyone. Had nothing to report.

## **Activities Report**

Anita Stewart gave the Activities Finance report.

Anita thanked the committee for all their hard work, and asked them to stand to be recognized. The committee members are Cindy Garner, Karen Robinson, Billie Coleman, and Dottie Windt.

The annual owners dinner is tonight at 5:00 PM. Tickets are still available from Dottie. She reminded all owners to arrive with the people they want to sit with for the dinner. Due to the anticipated large attendance, we will be seating everyone in the order they come in.

Other upcoming events are; Sunday Drive Band on Saturday February 15th, and The Dukes on February 29<sup>th</sup>. tickets are available from activities committee or the office.

Anita thanked all the volunteers for their work. If you would like to help with any event, please feel free to come and join the fun.

## **Buildings Report**

Jody reported that the new storage shed was purchased and installed behind the bathhouse. Thanks to Mark, Gail, Dwight, and Gary for their help.

The roof repairs have been completed, and the office window trim will be finished in the next few weeks. Thank you to Glenda & Larry for their work painting the mural in the screen room.

## **Grounds Report**

Bob mentioned that the mirror has been installed on the turn at the bottom of the hill, as per the request made at last year's meeting.

The two new speed bumps have been installed, we hope this will help with the speeding problems.

Annual clean up day will be March 4<sup>th</sup> 9:30am, lunch will be 12:00 – 1:00 sign-up sheets will be available later today. Many volunteers are needed.

Lights on the pickle ball courts should be finished this week. Jerry Wheeler informed everyone that a timer for the lights is in the box just inside the court gate.

## **Pool Report**

Butch Cornwell stated that the county inspector was here and was pleased with everything. Attempts to contact the inspector for questions about the water volleyball set up have not been successful, it will be passed to the next director of pools.

Butch thanked everyone for the honor of having been elected to the board, and for their help during his term.

## **Unfinished Business**

Regarding the motion made at last year's meeting to change Section II "FAWN RIDGE" LEASING "WEEK OUT/BUYOUT" GUIDELINES. The attorney's recommendation for the new rule was read by the secretary. The attorney's recommendation was drafted as a motion and was approved by the board during the March 9, 2019 board of directors meeting. No further action by the board was deemed necessary.

## **New Business**

A motion was made by Edmund Knowles that stop signs be placed on both sides of the turn at the bottom of the hill. Jeanne Webb seconded the motion. A lengthy discussion was held, with many owners stating their opinion both pro and con. A vote was taken the motion was defeated.

Bill Golden stated that a box truck was speeding thru the park, and suggested that maybe we should have all vendors register at the park office before entering, so they could be informed of the park speed limit.

Mike Stewart made a motion that we keep the entrance gate closed, 24/7 with the exception of the hours 9:00am to 11:00am during check in time. Bill Golden seconded. During discussion, vendor & visitor access, wear & tear of the gate, signs at the gate and checking with the Sheriff's department to see how they might be able to help were brought up. A motion to table, so more information can be gathered was made by Dan Garner. Seconded by Jerry Wheeler. A vote was taken the motion to table was passed by majority.

Other topics were discussed by the owners such as; The problem with golf balls coming over the netting in the area of sites #106 to #110, the possible setting up of a mail room for packages being delivered to the park, and the laundry room door being left open thru the use of magnets in the lock or propped open with other items. The board will take these under advisement. There was no action taken at this time.

Bob Shaw gave a brief report on what the Water Rate Committee has found out and what we as owners can do to help to possibly stop or limit the rate increase being request by Deer Creek. The letters and emails to the public utility commission are the best way to made them aware of our objections.

### **Teller Committee Report**

Jack Cornwell was recognized as chairman of the Teller Committee. He thanked Deb Milano and Terry Stitt for their help on the committee.

Jack gave the following election results: there were 131 envelopes, 5 were ineligible due to no deed number or name.

The candidates received the following tallies: Jim Windt received 110 votes, Mark Junkins received 99 votes, Walter Robinson received 106 votes, Jody Hunter received 103 votes, James McDaniel received 58 votes, there were 4 write in votes. 1 vote each for Alvin Newby, Earl Faulk, Jerry & Cindy Neaves, and Mike Stewart.

Jim Windt, Walter Robinson, Jody Hunter, and Mark Junkins were elected to the Board of Directors for 2-year terms expiring February 2022.

Jim Windt recognized Butch Cornwell for his service on the board over the past years.

With the motion to adjourn by Mike Stewart, seconded by Bill Tramann, the meeting was adjourned at 11:35 AM.

Respectfully submitted,

Walter Robinson, Secretary