

DEER CREEK PHASE II, UDI, POA, CLASS I, INC.
ANNUAL OWNERS MEETING MINUTES
FEBRUARY 11, 2017

The Annual Owner's Meeting of the Deer Creek Phase II, UDI, POA, Class I, INC. was called to order by Jim Greenfield, President, on February 11, 2017 at 10:03 AM.

Jim Windt led the Pledge of Allegiance.

David Rapp led the group in prayer.

"A quorum was declared by the voting presence of 305 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."

Jim Greenfield led a moment of silence for members who had passed away during the last year.

Directors present were: Jim Greenfield, President; Hugh Holcomb, Pool; Jim Windt, Vice-President/Secretary; Hogan Cooper, Grounds; Bob Meister, Treasurer; Larry Haines, Buildings; and Anita Stewart, Activities. All board members were present.

Jim Greenfield said that George "Bob" Meister had resigned from the Board. Jim Windt made a motion to accept the resignation, with regret, seconded by Hugh Holcomb. The motion passed unanimously.

Jim Windt also then resigned from the rest of his term. Larry Haines made the motion to accept Jim's resignation, seconded by Anita Stewart. The motion passed without dissent.

Jim Greenfield then made a motion to appoint Jim Windt to fill the remainder of Bob Meister's term to expire February 2018, seconded by Hogan Cooper. The motion passed 5 - 0.

Jim Greenfield then asked all past Board members to stand and be recognized. They were given a nice round of applause. Jim said, "We would not be in the position we are without these people".

He welcomed all owners and thanked them for coming to the meeting.

Jim Windt read the minutes from the February 13, 2016 owner's meeting. Hogan Cooper made a motion to accept the minutes as read, seconded by Anita Stewart. The motion was approved unanimously.

Jim Greenfield then asked new owners to stand and be recognized. They were given a nice welcome by the rest of the owners present.

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Jim Windt then read a brief overview of how Fawn Ridge became the great park it is today. The history had been written with the help of Bob Meister, Jack Cornwell, Fran Burdette, Don Gibbs, and Ken Peterson.

Treasurer's Report

In the absence of our former treasurer, Jim Windt then gave the following treasurer's report:

Savings	\$123,593.69	Checking	\$122,551.24	Petty cash	\$465.95
Total	\$246,610.88				

There was a net gain of \$29,637.41 in 2016. Jim reported that \$20,000 of the available balance had been deposited into the Savings account. To date, there is a net gain in our budget in 2017 of \$10,036.17. Charlie Stewart asked how much money had been spent on Capitol improvements. Bob Meister, our former treasurer, stated that \$6,145.23 had been spent from the budgeted amount of \$20,000. After several other questions about the budget, Anita Stewart made a motion to approve the Treasurer's report, and it was seconded by Larry Haines. It was approved unanimously.

Jim Windt gave the following deeds report. We have 330 active deeds, 14 deeds in collections, 11 deeds in arrears, and 301 deeds in the safe.

President's Report

Jim Greenfield listed the block project and general fix-ups as ways we continue to improve our park. He thanked everyone for their volunteerism.

Jim announced that Anita Stewart would not be the Activities Director next year. He asked for volunteers to help coordinate all the activities in the park. She will continue through the end of this season. He thanked Anita for all her hard work and all the activities this year.

Jim also reminded owners to keep the emergency information handy so emergency personnel can get to their aid as soon as possible.

Vice-president's Report

Jim Windt thanked all owners for their volunteer work. He said that a list of all the volunteers who worked on our work day was on the bulletin board by the bathrooms. He asked all volunteers who worked on the work day to please stand and be recognized. They received a great round of applause.

He reminded all owners that the departure time from our park is 10 AM. By that time all owners leaving Fawn Ridge should be off their site and their site card handed into the office. He also

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stated that rude and obscene behavior toward our staff will not be tolerated. Everyone has been given a copy of the park rules and they are expected to be followed.

Jim also reported on the Long Range Plan that was approved by owners at the Feb 14, 2015 meeting. Items included, but were not exclusive: the completion of the electrical project and new pedestals, install golf net behind Site 174, extending the site pads the width of the patio, full length of the site, replace the patio timbers with patio blocks, keep up with refurbishments to the park models, and obtain a property survey.

He also said that new park benches had been purchased for the pickleball court and new nets had been purchased by the Activities Committee.

Butch Cornwell asked if the back corners of each site off the patio would eventually be done. Jim Greenfield said the fronts would be done first and if owners wanted the back corners done we could do them later. Charlie Stewart stated he remembered the owners voting to concrete the entire area for double wide pads. That seems to not be found in the minutes from 2014.

After several other comments about flooding on the pads, Jim G. said he would look at some of the problems with sites that have been completed.

Further comments concerned the amount of garbage and its collection. Jim Greenfield said we are on a 2 pickup per week schedule now. Hogan Cooper said we still had a lot of trash from our clean-up day. Jim G. said we are looking at revamping the entire procedure, looking to make more space for dumpsters and next year "it will be different."

Activities Report

Anita Stewart gave the Activities report. As of February 7, 2017, there is \$610.60 in the Savings account, \$2,229.40 in the checking account, and \$75.00 in petty cash, for a total of \$2,915.00. She said the kitchen island was completed.

She thanked Jody and Lois Hunter, and Bob and Sue Marshman for their work in building the island. The island cost \$985.99 with the Activities comm. paying \$492.99 and the Capital Improvements budget paying the other half. She thanked all the volunteers for their work.

She reminded all owners to arrive with the people they wanted to sit with for the dinner. She also reminded owners of the dance at 8 PM tonight. There was a motion to approve the Activities report by Debra Davis, seconded by David McDaniel. The motion was approved.

Buildings Report

Larry Haines thanked all the volunteers for helping with projects. He also gave special recognition to Jody and Bob for their work on the kitchen island. He also thanked Hogan for installing the new lights for the pool deck. He said the buildings were in good shape.

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Grounds Report

Hogan Cooper said the park looked really good. He also said the crews have laid 2600 blocks, concreted 6 sites, that had concrete damage, to double width. He recognized members with the Herbie award: Bill Bayer, Mark Junkins, Don Milano, and Earl Faulk. He also said that we have 10 new picnic tables to be put together and placed on sites and many were repaired during cleanup day.

Pool Report

Hugh Holcomb said the pool is in good shape. A nonskid surface has been applied to the deck. He thanked Jerry and Margaret Loden, Hugh's wife, Sandy, Mark Junkins, and Vic for their efforts in completing the pool project. He also reported they worked to improve the shuffleboard area. He said that with the new umbrellas, the project came in \$160 under budget. He also thanked Kathy Holecek and Vic Reinhart for their help.

Jim Greenfield asked if there was any unfinished business and there was none. He moved then to new business. There was no new business from the Board.

Jim then opened the floor to members for their concerns and actions.

Dick Startzenback made the following motion:

That Fawn Ridge Phase II UDI contract all sites through the park be cemented. The cementing would consist of the making all sites a minimum of 19 feet wide, or double the present width, full concreted from the front to the back of the present pad to the street. Presently, almost all of the sites have the grassy area behind the patio. This would be replaced with cement.

All this work would be done by a Polk County licensed contractor. A minimum of 3 professional bids must be received. And all bids and updates to be made public and shared with the membership through the Board of Directors meetings and mailings during the construction phase.

The cement work would consist of the following specifications:

- A. Minimum of 5 inches thick
- B. Wire screening throughout
- C. 3,000 lb. strength concrete
- D. Rounded edges and broomed finish with contraction joints
- E. Landscape blocks to be placed as needed to stop sand from flowing onto the cement pad. Blocks to be glued to the concrete and glued together to form a low wall if necessary. The blocks would have a fiber material behind them to stop sand penetration. Blocks would not be higher than three.
- F. All work to be done over the next three years and completed by 2020.
- G. One contractor for the entire job.

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- H. All work to be done during the months of April thru September. (No work or cleanup to be done during October thru March).
- I. All debris and fill to be disposed of by the contractor. (Unless fill can be used elsewhere in our park.)
- J. Payment would only be made for work completed during a single contract year.
- K. If the contractor goes out of business then new bids with the above specifications are to be solicited again.
- L. This motion can only be stopped if the membership revokes the motion.

When completed all sites at Fawn Ridge would be fully cemented front to rear and a minimum of 19 feet wide, with the landscape blocks to stop the sand from flowing on the concrete site. It was seconded by Charlie Stewart. After much discussion, both pro and con, there was an amendment to the motion made by Dick Startzenback to cap the cost per year at \$20,000. It was seconded by Neil Dunn. After much discussion, both pro and con, the final vote on the amendment was 25 votes, yes and 58 no votes. The amendment failed. Jim called for the vote on the main amendment. After much confusion, the secretary reread the motion to be voted on. The final vote count was Yes - 32 and No - 49. The motion failed.

Charlie Stewart made a motion to at least complete the back of each patio as was originally intended. It was seconded by Dick Startzenback. After more discussion, debate was cut off. The vote was taken. Yes- 29 No- 34. The motion failed.

Mary Faulk made a request for a hot tub, and lights for the pool and tennis court to use the facility at night. Jim Greenfield said he would look into Mary's request and get back to her.

Tim Spindler made the suggestion that committees be formed to consider getting information when necessary, to help the Board gather the facts and prepare people to replace Board members.

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

Jack gave the following election results: 130 total votes, 115 were eligible, 15 were ineligible due to no deed number or name, and 2 were under the same contract.

The candidates received the following tallies:

Anita Stewart - 110 votes, Eric van Opstal - 86 votes, Mark Junkins - 89 votes, and David Campbell - 52 votes. Jim Windt received 12 write-in votes.

Anita Stewart, Eric van Opstal, and Mark Junkins were elected to the board for 2 year terms expiring February 2019.

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Mike Stewart made the motion to accept the Teller Comm. report, seconded by Butch Cornwell. The motion passed.

Jim Greenfield told the owners that to run for the board, you need to send a resume to the office by December 1.

With the motion to adjourn, by Dottie Moore, seconded by David McDaniel, the meeting was adjourned at 12:05 PM.

Respectfully submitted,

James Windt, Secretary/ Vice-president