

Deer Creek Phase II, UDI/POA, Class I, Inc.

ANNUAL OWNERS MEETING
February 14, 2015

The Annual Owners Meeting of the Deer Creek, Phase II, UDI/POA, Class I Inc. was held on February 14, 2015.

The meeting was called to order by Jim Greenfield, President, at 10:00 AM.

Directors present: Jim Greenfield-President, Dick Starzenbach-Vice President, Anita Stewart-Secretary, Cindy Warrick-Treasurer, Donna Stewart-Activities, Larry Haines-Buildings, George "Bob" Meister.

Don Gibbs led us in a moment of prayer, with a moment of silence for deceased owners; followed by the Pledge of Allegiance.

A quorum was declared by the voting presence of 306 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 based on they have no monies outstanding to the association and 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 welcomed and thanked all owners for their attendance. He recognized past board owners for which, they received a warm thank you applause for their past contributions to the board: Don Gibbs, Alice Hall, Butch Cornwell, David Stainback and Jim Ross. Jim Greenfield asked owners who became a member before 1990 and new owners to stand and be recognized for which they received a warm applause. He thanked everyone for their contributions and stressed that without owners support and volunteer work it would be impossible to get so many improvements accomplished.

The minutes of February 8, 2014, were read by Anita Stewart, Board Secretary. The following name corrections were requested by Cindy Warrick:

Teller committee included Donna Kyser, not Donna Cooper, and Jan France, not Jane France.

Larry Haines moved for minutes to be approved and Cindy Warrick seconded motion. With corrections made, minutes were approved. All voted aye.

Jim Greenfield stated that Don Gibbs is the Sergeant of Arms today. He thanked Donna Kyser, Sharon Boyer and Jan France for checking the members in for the meeting. Owners showed their appreciation with a round of applause.

Bob Meister shared with owners the history of this park and improvements done by our own dedicated owners. He encouraged all to enjoy the park and enjoy each other.

Treasurer's Report - Cindy Warrick

Cindy Warrick advised that the 2015 budget includes \$2,715 for a CPA to complete a "compiled statement" after April 2015. This statement will be shared with owners at the next Annual Owners Meeting. Cindy also reminded owners that we have reduced user fees from \$3.00 to \$2.00, eliminating \$1.00 that was to be allocated for Capital Improvements. We reduced buy-out weekly fees to \$125.00 to be competitive. Maintenance fees were raised from \$430 to \$460, these fees are not taxed.

The tax letter showing that all owners paid \$85.44 for 2014 property taxes is in the office. Owners can pick it up at their convenience.

Cindy stated that the 2015 Budget amounts listed below on the Profit & Loss Budget vs Actual report were switched. Corrections are listed below.

Income	Incorrect Amount	Correct Amount
7060 Laundry	\$ 700	\$ 5,000
7070 Recording Fees	\$ 5,000	\$ 700
7071 Users Fees	\$ 500	\$24,000
7080 Web Site Sales	\$24,000	\$ 500

Repair line items are under budget due to our frugal use of funds. Line item 9115 Capital Improvement account is \$10,000 less because this year is a stabilizing year financially.

Financial Report

Savings account balance	\$110,351.93
Checking account balance	\$ 92,173.58
Petty cash balance	\$ 398.07

Dick Startzenbach moved for the Treasurer's Report to be approved and Donna Stewart seconded motion. All voted aye.

Deeds Report - Donna Stewart

Donna reported that we have 332 active owners, 13 in collections, 23 accounts late and 306 deeds in the safe. At this time last year 50 deeds were late. Office staff is doing a great job reducing the number of late deeds.

President's Report – Jim Greenfield

Jim Greenfield reminded owners to turn in site cards when leaving the park; vacate sites by 10:00 AM; back in and pull out from sites in the correct direction; and that leasing/ buyouts are a privilege, and are not guaranteed.

Nasty and abusive treatment of office personnel and other owners will not be tolerated. Treat everyone with respect.

Vice-President's Report – Dick Startzenbach

Capital improvements included a new shed, concrete pad extensions and horseshoe pits. Replaced the old pool pump which will save \$2,400 a year in electrical costs. The pool heater was repaired, it was under warranty. We also refurbished park models. Replaced air-conditioning and heating in park model.

Dick thanked Charlie Stewart for his work on the swale, new sod has been placed and is being watered nightly.

Dick thanked Butch Cornwell for placing flag holders on the Clubhouse wall.

Computers in the office were crashing and new computers and peripheral equipment was purchased. Thank you to Jeff Peters and Anita Stewart for configuring and setting up equipment. Jeff determined that our current reservation system meets our needs.

Dick thanked everyone for their help on work day. Picnic tables were repaired, weeds pulled, flowers planted, trees trimmed, vegetation removed from fences, lots raked and light poles painted.

Cindy Warrick moved to approve the Vice-President's Report and Bob Meister seconded motion. All voted aye.

Activities Report – Donna Stewart

Petty Cash	\$	75.00	
Checking	\$	1,941.00	
Savings	\$	4,908.06	
TOTAL:			\$6,924.06

The 50/50 fund balance is \$198.00. This money will be used to paint the Clubhouse and buy new curtains.

Donna also advised that Activities paid \$2,000 for repairing picnic tables. Another work day will be scheduled and lunch will be provided.

Donna thanked all volunteers, who are our greatest asset. She also thanked Hogan Cooper and Larry Haines for removing trash after clean up day.

Donna thanked everyone for the support at last evening's Flight to Vegas show.

She asked that if owners are going to be accompanied by a guest for dinner tonight, to please arrive at 5:00 PM with your guest as you will be seated as you arrive; seats will not be reserved. She thanked everyone and looked forward to seeing all owners and guests at dinner.

Donna advised that names tags will be provided until current supplies are exhausted. Please check monthly calendars and posters for activity updates.

Jim Greenfield thanked Donna Stewart for all her hard work, she is irreplaceable.

Buildings Report - Larry Haines

Larry reported that the Clubhouse side entry door has been replaced. Larry thanked everyone for keeping the buildings in good condition.

Five-Year Plan, Present and Future Projects - Charlie Stewart

Jim Greenfield asked Charlie Stewart to present the projects that are included in the Five-Year Plan.

The electrical project - will be completed this year (2015).
Seed, fertilize, pest, disease control and caring of sod.
Install golf net behind site 174.
Keep checking Clubhouse for wear and leaks.
Extend the concrete pads the width of the patios, full length of the site.
Replace timbers with landscape blocks.
Trim trees that are hitting RVs.
Keep up with refurbishments in park models, when needed.
Sod hillsides, behind sites 183-187 and also east of the tennis court.
Remove tree by the tennis court.
Improve access to the horseshoe pits.
Obtain property survey.
Replace TVs in park models with larger ones.

Dick Startzenbach moved to approve the Five-Year Plan and Larry Haines seconded motion. All voted aye.

New Business - Donna Stewart

Donna advised that Cindy Warrick's term has expired and thanked Cindy for her hard work and dedication on the Board. Donna presented Cindy with a bouquet of roses. Cindy received a warm round of applause.

Donna advised that Connie Greenfield has voluntarily decorated the Clubhouse for several years and Donna thanked Connie with a bouquet of roses. Connie also received a warm round of applause.

Bob Meister reported that Tom and Rose West have resigned as Park Manager effective February 15, 2015. Two couples applied for the position. The couple hired had to resign due to personal reasons.

Teller Committee Report

Jack Cornwell thanked the teller committee: Sharon Boyer, Donna Kyser and Jan France, for which they received recognition.

Jack Cornwell, President of the Teller Committee presented the voting report.

TOTAL VOTES: 143

ELIGIBLE: 129 INELIGIBLE: 14 (no names or contract number on envelope)

Anita Stewart	111
Dick Startzenbach	103
Jim Windt	88
Butch Cornwell	60

Anita Stewart, Dick Startzenbach and Jim Windt have been elected to the Board of Directors with their terms ending February, 2017.

Jim Greenfield opened up the floor for owners questions and/or comments.

SUBJECTS DISCUSSED:

Don Gibbs thanked the Board for a job well done. He gave a brief history of the park deeds.

Dottie Moore asked other women to help keep the women's bathroom clean.

Ed Gregory asked if we could expand sites to accommodate the larger rigs. Jim Greenfield advised that in our five-year plan we would be enlarging sites and to look at site #169 as an example.

Mike Filano stated that his electrical voltage to his rig was low. Charlie Stewart will investigate the issue.

Joe France asked if we could fix holes in the turn around outside our gate. Jim Greenfield advised that we will take responsibility for fixing the holes.

Debbie Reid expressed concern with owners unable to get a reservation for their two-week stay. Jim advised that owners with two-week reservations have priority over buy-outs and to his knowledge there was no problem with owners getting two-week reservations.

Erv Reid encouraged owners to take advantage of the horseshoe pits. The horseshoes are stored in the laundry room.

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Bob Johnson asked if we would monitor golf carts and motorcycles that are parked on the grass. Jim let him know that someone would look into it. Bob Meister advised that in our rules owners can park vehicles on the grass for up to twelve hours.

Dick Startzenbach advised that owners must register and get a site card for any trailers and trucks that park along the fence.

Bob Osborn advised that site 107 gets a lot of golf balls over the fence. He also stated that dollies are parked too close to the dumpster making it hard to drop off trash.

Dottie Wendt asked if the pool could be warmer. Owners are unable to use the pool because it is not warm.

Don Phillippi also asked about enlarging sites.

Butch Cornwell asked owners to move their rigs as far back on their site as possible.

Joe France asked if we could install more speed bumps and Jim Greenfield advised that speed bumps were expensive and that we probably would not install additional ones.

Bob Payne said the grates were noisy when vehicles drove over them. Jim advised that drivers should straddle the grates to cut down on the noise.

Rich Leewald asked everyone to be good neighbors.

Harold Ellis stated that the trash trucks and service trucks need to slow down.

Mary McClanahan loves the park.

Mark Jergins asked if check in and out time could be changed. Jim advised there would be no changes.

Charlie Stewart advised that we will be doing electrical improvements during summer months.

Jim Greenfield advised that rigs will be moving from the sites along the swale as other sites become available.

Donna Stewart advised that we would have an open house with cake for Tom and Rose West February 21st in the Clubhouse. Please plan on attending.

Donna Stewart moved to adjourn and Dick Startzenbach seconded motion. All voted aye.

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With no other matters to discuss, the meeting was adjourned at 11:45 p.m.

Respectfully submitted,

Anita Stewart
Board Secretary