

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
March 9, 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 the board of directors.

Directors present: Jim Windt, President. Anita Stewart, Vice-President/Activities. Dan Garner, Treasurer. Walt Robinson, Secretary. Bob Marshman, Grounds. Jody Hunter, Buildings. Rolland "Butch" Cornwell, Pools.

The minutes of the February 9, 2019, 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)

BOD meeting dates for the 2019-2020 season; November 9, 2019
December 14, 2019
January 11, 2020
February 8, 2020
March 14, 2020

Jim reminded everyone that the rule for leaving your RV empty, day and night is 4 nights, during your reservation. That is a total whether consecutive or individual.

Jim thanked everyone for all their help, volunteering for events and projects through out the park this season. We had a great year.

Jim wished everyone safe travels as they head home and hope we all can return safely next season.

Treasurer's Report (Dan Garner)

Dan reported the status of our financial accounts. A motion to approve the treasurer's report as given was made by Walt Robinson, seconded by Anita Stewart. Passed unanimously.

Dan reported we have 309 active deeds, 5 deeds in arrears, and 7 deeds for sale. A motion to accept the deeds report was made by Butch Cornwell, seconded by Jody Hunter, approved unanimously.

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Vice-President's Report (Anita Stewart)

Anita just wanted to thank everyone for a great season.

Activities Report (Anita Stewart)

Anita reported on activities finances.

Anita reported that we have had a great season with lots of really fun activities like dances, card bingo, horse racing, breakfasts and all the other social events. Thank you to all those that have volunteered to help out.

Anita reminded everyone that there are still more activities the rest of this month.

Anita thanked her activities committee for all their hard work this season.

Grounds Report (Bob Marshman)

Bob reported that several projects have been completed, including the drainage lines by the retaining wall at the steps. Bob thanked everyone for their help. There is still work to be done before the end of the season. The pallets of sod have been delivered and need to be put in place behind the tennis courts.

Buildings Report (Jody Hunter)

Jody reported that a good number of projects have been done this season. The doors and railings to the club house have been painted, the Soffit around the bath house has been replaced, new vents were installed on the dryers in the laundry, the wall outside the office was repaired, and a new roll up door was installed on the shed by the office.

Jody said that the windows for the office have been delivered and now we need to install them, any help will be appreciated.

Jody said the club house electric panel and main breaker needed to be replaced. Bob Marshman made a motion to spend \$1794.00 to replace the club house electric panel and main breaker, Dan Garner seconded. Approved unanimously.

Jody thanked all those that helped with the many projects this year.

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Pool Report (Rolland Cornwell)

Butch said everything at the pool was good, and there was nothing further to report at this time.

Unfinished Business

Bob Marshman made a motion to spend \$21,063.75 for the widening of eight (8) more sites. Seconded by Jody Hunter. In discussion it was noted that the sites were #'s 132, 134, 136, 138, 140, 142, 144, and 148. A roll call vote was taken. Anita Stewart, yes; Dan Garner, yes; Walt Robinson, yes; Jody Hunter, yes; Bob Marshman, yes; Rolland "Butch" Cornwell, yes; Jim Windt, yes. Motion passed unanimously.

New Business

Anita Stewart made a motion to add an additional rule # 12 to

Section II

"FAWN RIDGE"

LEASING "WEEK OUT/BUYOUT" GUIDELINES

12. It is acknowledged that Jack Cornwell and Joanne Cornwell, his wife, ("Cornwells") are original owners. Lot 183 is a very difficult lot unto which to maneuver a motor home or other RV and therefore Lot 183 is usually vacant. The Cornwells have historically utilized and chosen Lot 183 and have an RV unit that they can maneuver onto Lot 183 with little difficulty. Therefore, because of the fact that the Cornwells are elderly, are original owners in the Park, and their unit can be maneuvered on Lot 183 with little difficulty and Lot 183 is usually vacant; so long as there is no demand or request by any other owner to utilize Lot 183, the Cornwells will be permitted to utilize Lot 183 and will not be obligated to remove their unit from the Lot during the normal Buy Out week. The Cornwells, however, will be obligated to continue to pay rent during the normal Buy Out week. This rule will be in effect so long as there is no objection or demand for use of Lot 183 by any other Owner. The foregoing rule will also be in effect during both Peak Season and Regular Season.

Dan Garner seconded the motion. Motion was passed unanimously.

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Dan Garner made a Motion to Re-instate rule #33 to Section I, as
Section I
“FAWN RIDGE”
Rules and regulations

33. Polk county ordinance prohibits major repairs to RV's and other vehicles, except by professional licensed and insured mobile RV repair service, automotive repair or cleaning service. Any repair that could prevent unit from moving at the end of a reservation or buyout week, or could pose a possible environmental hazard or damage to the site will be considered a major repair. Classification of repairs are to be made by office personnel and/or board of directors on a case by case basis as needed.

Jody Hunter seconded the motion. Motion was passed unanimously.

A motion to spend up to \$5,000.00 to have a tree service trim, thin and elevate all our trees was made by Bob Marshman and seconded by Walt Robinson. After some discussion the motion was passed unanimously.

Dan Garner made a motion to spend \$2952.00 to repair concrete on sites 110, 143, 157, and 176 Seconded by Bob Marshman. A roll call vote was taken. Anita Stewart, yes; Dan Garner, yes; Walt Robinson, yes; Jody Hunter, yes; Bob Marshman, yes; Rolland “Butch” Cornwell, yes; Jim Windt, yes. Motion passed unanimously

Butch Cornwell made a motion to spend up to \$1,000.00 to spread fertilizer on grass areas thru out the park. Seconded by Dan Garner. Motion passed unanimously.

A motion to spend \$910.00 to put lights on the Pickle ball courts was made by Bob Marshman, seconded by Anita Stewart. After some discussion, it was noted that Activities will pay half the cost and the other half will be from the grounds budget. The motion was passed unanimously.

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Other Business

Dan Garner read the new Transfer Fee Policy

Effective [April 1, 2019](#) Fawn Ridge will be implementing a transfer fee policy on all deed sales. Deeds sold between individual parties (regardless of the agreed to price between the individuals) will be subject to a one time \$500.00 transfer fee to be collected by Fawn Ridge. On deeds not sold by Fawn Ridge, the \$100.00 recording fee will apply if our office personnel handle the recording process for the new owner or \$50.00 if the new owner handles the recording process themselves. Owners who do not want to keep their deeds but do not desire to handle the sale of their deeds themselves, may return ownership of the deed to Fawn Ridge by means of a quitclaim deed.

Deeds returned to Fawn Ridge ownership must be current on dues.

Fawn Ridge will then offer the deed to a new owner for a price of \$500.00 plus the one time transfer fee charge of \$500.00. On deeds sold by Fawn Ridge, new owner will receive a remote control unit for the gate and Fawn Ridge will take care of recording the deed in the new owner's name at the county courthouse..

Adjournment

A motion to adjourn was made by Dan Garner and seconded by Butch Cornwell.
Approved unanimously.
With no further business to discuss, the meeting was adjourned at 10:55 am

Respectfully submitted,

Walter Robinson
Board Secretary

NOTE : There are 4 Board positions up for election this year. They are Jim Windt, Butch Cornwell, Walt Robinson, and Jody Hunter.
Anyone interested in running for the board needs to submit a resume and photo to the office by December 1, 2019