

DEER CREEK PHASE II, UDI, POA, CLASS I INCORPORATED  
MEETING MINUTES  
MARCH 11, 2017

President Jim Greenfield called the March Board meeting to order at 10:00 AM in the clubhouse.

Jim Greenfield led the Pledge of Allegiance.

Anita Stewart, Secretary, took the roll call with the following board members present: Anita Stewart, Hogan Cooper, Larry Haines, Mark Junkins, Jim Greenfield, Eric van Opstal and Jim Windt.

Minutes from the February meeting were read by Anita Stewart, Secretary. On a motion by Jim Windt, seconded by Larry Haines, the minutes were approved as read.

Treasurer's Report:

Eric van Opstal explained that our last full audit was in 2010. A Compilation was completed in 2015. He would like an audit completed this year. He will look into the possibility of CPA grad students performing the audit which would be a cost savings to the park.

Eric presented the Treasurer's Report. There is \$125,251.40 in the operational checking account, \$123,612.46 in the operational savings account, and \$304.45 in petty cash. A motion was made by Larry Haines, seconded by Hogan Cooper, to accept the Treasurer's Report. The motion passed unanimously.

Deeds Report:

Eric reported that we have one deed for sale in the office. Complete deed data was not available.

President's Report

- Jim Greenfield stated the park looks good.
- Jim is in the process to set up a communication system that will advise owners when other owners are in the hospital.
- Jim advised that the Board has accepted the resignation of Gary and Peggie Snyder as Park Managers. Mike and Mary Ellen Fleming will be the Park Managers effective March 1, 2017. Hogan Cooper advised that we currently have one prospect for new camp workers.

Vice-President

None.

Activity Report

Anita Stewart presented the Activity Report

DEER CREEK PHASE II, UDI, POA, CLASS I INCORPORATED  
MEETING MINUTES (Con't)  
MARCH 11, 2017

- Financial Report

Savings	\$ 610.62
Checking	\$ 2,744.46
Petty Cash	\$ <u>75.00</u>
Total	\$ 3,430.08

A motion was made by Jim Windt, seconded by Mark Junkins, to approve the Activities Report. The motion was passed unanimously.

Anita reminded owners the St. Patrick's Day Dinner is March 17 at 5:00 PM and the signup sheets are in the office and clubhouse.

Anita thanked the Activities Committee for all their help this 2016-2017 season: Dottie Windt, Billie Coleman, Bob Meister and Phyllis Bates. She also thanked all the volunteers that helped with all the various activities.

#### Buildings

- Larry Haines proposed buying a security camera system with at least 8 cameras for the Park. Cameras would be placed around the clubhouse, pool, office, etc.

A motion was made by Larry Haines to purchase a security camera system with the amount not to exceed \$1,000, seconded by Hogan Cooper. The motion was passed unanimously.

- Larry advised that a washing machine needed to be repaired again and per an earlier discussion with all Board members, it was determined that a new washing machine was required. The machine has been purchased and installed.

A motion was made by Larry Haines to purchase a washing machine with the amount not to exceed \$1,500, seconded by Jim Windt. The motion was passed unanimously.

#### Grounds

- Mark Junkins stated the grounds are in good condition.

#### Pools

- Jim Windt stated that Gary Snyder found a small water leak in the coffin. A new fill valve was ordered and installed. Pool temperature is 86 degrees.
- Jim advised that the blue umbrella that was donated to the park by Jack and Joanne Cornwell had broken. He thanked them for their gift. He will replace the umbrella.

DEER CREEK PHASE II, UDI, POA, CLASS I INCORPORATED  
MEETING MINUTES (Con't)  
MARCH 11, 2017

- Jim reminded all Board members that we are owners too. We receive no special privileges.

Unfinished Business

- Hogan advised that Jeff Peters has been working tirelessly with implementation of the proposed new Park Reservation software. Training for office staff and Board of Directors would occur on weekends to not interfere with daily office hours.

A motion was made by Hogan Cooper, seconded by Larry Haines, to approve the purchase of park reservation software with the amount not to exceed \$1,500. The motion was passed unanimously.

- Hogan advised that the BOD voted, November 12, 2016, to change advance reservations from 60 days to 90 days when the new reservation system is in place. The new system will go live April 15, 2017.

A motion was made by Hogan Cooper, seconded by Jim Windt, to increase the allowable RV site reservations on the books from the current two to three. The motion was passed unanimously.

New Business

- To better allow our owners to take mini vacations, i.e. short cruises, Hogan Cooper proposed changing the wording for Rules and Regulations, Item 16(c): from "An owner may leave their unit unoccupied for a maximum of 96 hours after notification ..." to "An owner may leave their unit unoccupied for a maximum of 4 nights after notification ...".

A motion was made by Hogan Cooper, seconded by Larry Haines, to approve the change in Rules and Regulation, Item 16(c) from "maximum of 96 hours" to "maximum of 4 nights". The motion was passed unanimously.

- Hogan Cooper stated that charges for a buyout week were changed a couple of years ago from \$140 to \$125 per week. He is proposing to restore the fee to \$140 a week effective April 15th.

A motion was made by Hogan Cooper to change the fee for Leasing/Buyout owner only to \$140 per week, seconded by Larry Haines. The following roll-call votes were cast: 3 Yes votes by Eric van Opstal, Larry Haines, and Hogan Cooper; 4 No votes by Anita Stewart, Jim Windt, Mark Junkins and Jim Greenfield. Motion was defeated.

- Larry Haines motioned to remove Rules and Regulations, Item #33; County ordinance prohibits major repairs to RVs and other vehicles, except by professionally licensed and insured mobile RV repair service, automotive repair or cleaning service, seconded by Hogan Cooper. The following roll-call votes were cast: 4 Yes votes by Eric van Opstal, Larry Haines, Hogan Cooper and Jim Greenfield; 3 No votes by Anita Stewart, Jim Windt and Mark Junkins. Motion was approved.

DEER CREEK PHASE II, UDI, POA, CLASS I INCORPORATED  
MEETING MINUTES (Con't)  
MARCH 11, 2017

- Jim Windt advised that while changing a water-stained ceiling tile in the clubhouse, he noticed squirrel nests, and that owners had previously reported hearing “noises” in the ceiling. Larry Haines will check into this matter and may have to contact an exterminator. He will keep the Board informed.
- Hogan Cooper stated that the Fee Schedule: Site rental family/guest (Weekly) April 1<sup>st</sup> through December 31<sup>st</sup> ... Implies prohibiting visitors using RV sites during the month of January. He would like to allow family/guests to stay in the Park in January.

A motion was made by Hogan Cooper, seconded by Eric van Opstal, to allow family/guests to stay in the Park from March 15<sup>th</sup> through the end of January.

After much discussion pro and con, Jim Windt proposed an amendment to the motion:

An amendment to the motion was made by Jim Windt, seconded by Anita Stewart, to allow family/guests, with 7 days advance notice after all buyouts had been satisfied, to stay in the Park from March 15<sup>th</sup> through the end of January. The following roll-call votes were cast: 5 Yes votes by Eric van Opstal, Anita Stewart, Jim Windt, Mark Junkins and Jim Greenfield; 2 No votes by Hogan Cooper and Larry Haines. Amendment was approved.

The amended motion made by Hogan Cooper, seconded by Eric van Opstal, was approved unanimously.

- Jim Greenfield will set up a meeting with Board members to update Park Managers’ duties in their new contract.
- Jim Greenfield will obtain the Office Report from our Park Managers.
- Jim Greenfield stated that the Board had received a petition, signed by more than 100 owners, “We the owners at Fawn Ridge, UDI, Phase II, do not want any trash, garbage, or recyclables from any other park stored and/or deposited in our park.” Jim stated there are no plans for any agreement at this time.
- Jim Windt asked Eric van Opstal if \$5,000 had been transferred from checking to savings as per our agreement last year to replenish our savings account. Eric advised this had not yet been done.

A motion was made by Jim Windt, seconded by Hogan Cooper, to transfer \$5,000 from the Park’s checking account to the savings account. The motion was passed unanimously.

Larry Haines made a motion to adjourn, seconded by Hogan Cooper. It was approved and the meeting was adjourned at 11:00 AM.

Respectfully submitted,

Anita Stewart, Secretary