

DEER CREEK PHASE II, UDI, POA, CLASS I, INC.
MINUTES OF THE BOARD MEETING
March 12, 2016

The March 12, 2016 meeting of DEER CREEK PHASE II, UDI, POA, CLASS I, INCORPORATED was called to order at 10:00 AM by president Jim Greenfield.

Jim Windt led the Pledge of Allegiance.

Roll call was taken with the following members in attendance: Jim Greenfield, George "Bob" Meister, Anita Stewart, Hogan Cooper, and Jim Windt. Larry Haines was absent due to recent surgery and Dick Startzenbach, due to a resignation from the board.

Changes on the Board

There was a motion to accept the resignation of Dick Startzenbach, reluctantly, from the board by Jim Windt, seconded by Bob Meister. Jim Greenfield thanked Dick for his work on the board and Jim Windt thanked Dick for his work on all the projects in the park and hoped that he would continue to volunteer in the future. The motion carried.

Jim Windt made a motion to appoint Hugh Holcomb to fulfill the remainder of Dick Startzenbach's term to expire February 2017. It was seconded by Bob Meister and was approved.

Hugh was welcomed to the board.

On a motion by Anita Stewart, seconded by Bob Meister, Jim Greenfield appointed Jim Windt as vice-president and the motion carried.

Jim Greenfield made the following changes to other board appointments:

- Hogan Cooper from Buildings to Grounds
- Larry Haines from Grounds to Buildings
- Hugh Holcomb to the Pool

Jim Windt made a motion to approve these changes, seconded by Bob Meister, and the motion carried.

Reading of the February minutes

Jim Windt read the minutes from the February 2016 Board Meeting. Bob Meister made a motion to approve the minutes and Anita Stewart seconded the motion. The motion carried.

Treasurer's Report

Bob Meister gave the following treasurer's report. We have \$122,255.00 in the Operational Checking account, \$99,479.38 in Operational Savings, and \$386.52 in petty cash, for a total of \$222,120.90. Anita Stewart made a motion to accept the treasurer's report, it was seconded by Jim Windt. The motion passed.

The treasurer also reported that he is going to transfer a lump sum of \$35,000.00 from the checking account into the savings account. This is because approximately \$28,000.00 would not be needed until our Real Estate taxes are due in November and another \$7,000.00 would be set aside to help earn more interest for us.

Bob is also working with our accountant to complete all work on our State and Federal taxes.

Deeds Report

Bob Meister reported we have 325 active deeds, 14 deeds in collection, and 24 deeds in arrears. As of the Owner's meeting, we had about 50 deeds in arrears. So that has improved. There are 302 deeds in the safe. Jim Windt made a motion to accept the deeds report, seconded by Anita Stewart. The motion carried.

President's Report

Jim Greenfield thanked everyone for all their work on Clean-up day. We had many bags for the trash and the park looks really nice.

Regal Ridge representatives have reported that some of our owners are using their showers. They are not allowed to do this. Jim Greenfield also reported that we have told the Regal Ridge Reps. that golfers are not to use our facilities, either.

Jim also thanked all the people who have worked on the renovations to the park model, Larry Haines, Hugh and Sandy Holcomb, and many others. It has a new bathroom, a new floor, a fresh coat of paint and looks great. While we budgeted \$5000, to do this project, less than \$2,000.00 has been spent so far.

No new projects will be started until September, when we will be doing concrete work on the potentially hazardous sites.

The buildings are in good shape. Larry and Hogan have repaired the clubhouse roof. We are heading into summer in the best condition we ever have.

Activity Report

Anita Stewart, Activities Director, reported that when the books were turned over on February 14, 2016, there was \$270.59 in the checking account, \$610.26 in the savings account and \$75.00 in petty cash for a total of \$955.85.

As of today, there is \$1,211.44 in checking, \$610.28 in savings and \$75.00 in petty cash for a total of \$1,896.72. On a motion by Jim Windt, seconded by Bob Meister, the activity report was approved by the board.

Anita announced that joining her on the activities Comm. are: Dottie Windt, treasurer, Phylis Bates, Billie Coleman, and Bob Meister. They have added a donuts and coffee get together at 9 AM on Wednesdays, in the clubhouse. It has been well received. In addition, a bagel bar has been added to the breakfasts on Saturday mornings. The block parties have been a huge success. She thanked all the volunteers and welcomed any new owners who might want to volunteer.

She also reported there will be a corn beef and cabbage dinner on St. Patrick's Day in the clubhouse, as well as the Easter dinner on Easter Sunday. Jim Windt made the motion to accept the Activity report. It was seconded by Bob Meister and passed.

Pool Report

Jim Windt reported the pool has passed the county inspections, successfully. The only recommendation made was to redo the tiles for depth and no diving when we have the pool resurfaced.

Also, Jim Greenfield thanked Jim Windt for getting and installing the new signs for our park.

Unfinished Business

Our representatives are still working with Regal Ridge on the gate replacements between our parks.

There being no new business, there was a motion by Anita Stewart, seconded by Bob Meister to adjourn. It was approved.

Respectfully submitted,

Jim Windt, Secretary