

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
March 13, 2021

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 led by Walter Robinson.

Directors present: Jim Windt, President. Walt Robinson, Vice-President / Secretary.
Dan Garner, Treasurer. Skip Shute, Grounds. Jim Greenfield, Buildings.
Directors Absent: David McDaniel, Pools. (with Approval)

The minutes of the February 13, 2020, Board Meeting were read by Walt Robinson, Secretary. Skip Shute motioned to approve the minutes and Dan Garner seconded the motion. The minutes were approved unanimously as read.

President's Report (Jim Windt)

Jim thanked everyone that participated in the clean up day. There was a lot accomplished, everyone work really hard to make it a great success. He also thanked Anita Stewart and her committee for preparing and serving the luncheon for those who worked.

Jim mentioned to please break down cardboard boxes before tossing them into the dumpster, and to securely close garbage bags to keep them from spilling and creating a smelly mess in the dumpster.

Please pull completely on to the concrete pad by the office if you park there, so vehicles can pass in both directions.

Jim informed everyone that for this year we are going to use April 1st as the start date to allow owners to remain in place, and not have to move between reservations and buy outs. The Five week rule will remain in place. April 1st will also be the date that we again open up to site rental for family and guests of owners.

Speeding is still a problem, and may be getting even worse even with the new speed bumps.

Treasurer's Report (Dan Garner)

Dan reported the amounts in our financial accounts, and noted that higher dollar amounts in our savings accounts are due to the recent maintenance fees collected, but are there for payment of bills through out the year. The financial report is available in the office. A motion to approve the treasurer's report as given was made by Jim Greenfield, seconded by Skip Shute. The motion passed unanimously.

Dan reported we have 263 active deeds, 8 deeds in arrears, and 45 deeds for sale. A motion to approve the deeds report as given was made by Walt Robinson, seconded by Skip Shute . Passed unanimously.

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
March 13, 2021

Vice-President's Report (Walt Robinson)

Walt announced that formation of a long term project planning committee that will look into the larger and higher price projects that are needed in the park and recommend to the board in what priority, we feel they should be completed. The committee will be; Walt Robinson (Chairman), Skip Shute, Dom Milano, and Joe Esparza.

Activities Report

As liaison for the activities committee, Jim Windt reported on the financial accounts of the activities committee. A motion to accept the activities report was made by Dan Garner, seconded by Jim Greenfield, Passed unanimously.

Chairperson Anita Stewart thanked everyone for their efforts on workday, and said that they served lunch for about 35 people. She thanked Dottie Windt and Karen Robinson for their help with the luncheon. Up coming events include a dance tonight at 7 o'clock, An Ice cream social on March 16th, a diamond painting class on March 18th, and a cookout on Saturday March 20th.

Jim mention that we already have entertainment booked for next season, and we hope to have a much fuller activities schedule.

Grounds Report (Skip Shute)

Skip started by thanking all those owners that participated in the Clean-Up/Work Day. He is posting a list of names of the owners that participated on the bulletin boards. Next, Skip mentioned that there is a project already underway to add some additional lighting to some dark areas of the park. This was a project approved and planned prior to my nomination to the board so credit for this project goes to Jim Greenfield and Dom Milano.

There are other projects in the planning stages including the next step in a much over-do upgrade to the electrical system and a walking gate for the front of the park. A few other improvement projects also in the works include adjusting the location of the center section of the newly installed speed bumps to better allow ECV's to transit past them.

I will also be working with the management team to identify and repair all the 20-amp receptacles in the pedestals that have stopped working. If you are aware of a site that has a non-functioning 20-amp receptacle, or any receptacle for that matter, please let the office know on your next visit and it will get looked at.

Lastly, due to a very tight budget and a project with a rather hefty price tag we are not seeking to widen any sites this year with concrete. The board is in agreement that the electrical project is an absolute priority to maintain the operational integrity of the park.

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
March 13, 2021

Buildings Report (Jim Greenfield)

Jim reported that the clubhouse lights have been repaired with the help of Skip Shute and Jason Simpson.

The wooden sign on the clubhouse is missing some letters. We will be working on repairing it. Other than that all the buildings are in good shape.

Pool Report (David McDaniel)

In Davids absence, Jim Windt reported that the pool was in good shape. Filter pads have been cleaned or replaced as needed.

The pickle ball courts have been painted thanks to the owners that helped with the project. David has obtained a bid for lighting that would be needed for night swimming, the estimate was almost \$8,000.00. This will be one of the projects to be considered by the long range planning committee.

Unfinished Business

Skip Shute made a motion to authorize the expenditure of up to \$2,500 for the installation of a gate for walking traffic in the front of the park near the main entrance gate. \$2,000 would be allotted for the installation of the gate and \$500 allotted for the installation of the locking mechanism. The motion was seconded by Jim Greenfield. The motion passed unanimously.

New Business

Skip Shute made a motion to authorize an expenditure of up to \$18,000 for the fourth phase of the electrical improvement program. This will be the upgrading of sites 121 to 141. The motion was seconded by Jim Greenfield. The motion passed unanimously.

Jim Greenfield made a motion to increase the user fee to \$3.00 /day effective October 1,2021.

The motion was seconded by Skip Shute. The motion passed unanimously.

Other Business

New meeting Dates	November 13, 2021	February 12, 2022
	December 11, 2021	March 12, 2022
	January 8, 2022	

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
March 13, 2021

Adjournment

With no other business to be discussed, on a motion by Jim Greenfield, seconded by Dan Garner, the meeting was adjourned at 10:40 AM.

Respectfully submitted,

Walter Robinson
Board Secretary