

DEER CREEK PHASE II, UDI, POA, CLASS I, INC.
BOARD MEETING MINUTES
March 14, 2015

A meeting of the Deer Creek Phase II, UDI, POA, Class I, Incorporated Board of Directors was held as scheduled.

The meeting was called to order by President Jim Greenfield at 9:30 a.m.

Directors present: Jim Greenfield-President, Dick Startzenbach-Vice President, George "Bob" Meister-Treasurer, Donna Stewart-Activities, Larry Haines-Buildings, Jim Windt-Pools and Anita Stewart-Secretary.

The Minutes of February 14, 2015, were read by Anita Stewart. Dick Startzenbach motioned to approve the minutes and Larry Haines seconded the motion. The minutes were approved unanimously as read without corrections.

TREASURER'S REPORT (Bob Meister)

Savings Account	\$ 110,351.93
Operating Fund	\$ 102,398.38
Petty Cash	\$ 700.00

Bob advised that we had several unexpected expenses this year including the swale construction, replacing the office computers and peripheral equipment, and replacing the air conditioning unit in a park model. The Park's finances are currently looking good.

Larry Haines motioned to approve the Treasurer's report and Dick Startzenbach seconded the motion. The report was approved unanimously.

PRESIDENT'S REPORT (Jim Greenfield)

Jim thanked the board members' spouses for their support. This year we have had several board members resign and new board members were elected. The new board is doing a great job. The Park had a wonderful year. We have new Workampers. We stayed on budget even with the unexpected expenses that Bob discussed. Board members do a huge amount of research to insure that the Park's money is well spent.

Anita Stewart has updated the Park's web site. She will keep the site current.

Jim reminded owners that buy out weeks are a privilege and that reservations are the #1 priority.

Jim wished everyone a good summer and to stay safe.

ACTIVITIES REPORT (Donna Stewart)

Checking Account	\$1,806.79
Petty Cash	\$ 75.00
Savings Account	<u>\$4,908.06</u>
Total	\$6,789.85

Donna reported that we have 332 active members, 13 in collections, 17 late and 306 deeds in the safe.

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Donna advised that our Workampers Mike and Mary Ellen will leave the park for a few months this summer and will return this fall. During their absence Tom Greenfield has been engaged to be our Summer Camp Host.

As a result of our fund-raising activities, at the end of the season, we should be able to paint the Clubhouse and buy new curtains.

Donna reminded everyone of some of the up-coming activities. Today Music by Jean; March 17th, St. Patrick's Dinner; March 20th, The Price in Right; April 5th, Easter Dinner, and the last breakfast of the season will be Saturday, April 4th. Donna thanked all the volunteers.

Dick Startzenbach motioned to approve the Activity Report and Larry Haines seconded the motion. The report was approved unanimously.

BUILDINGS REPORT (Larry Haines)

Larry reported that the back door in the Clubhouse has been replaced. He reported that the buildings are in good condition. Larry thanked the volunteers that assisted with projects this year.

VICE-PRESIDENT'S/GROUNDS REPORT (Dick Startzenbach)

Dick thanked the Activity fund for funding the repair of 31 picnic tables. He thanked all the volunteers for their help.

The WIFI antenna has been moved to the top of the hill to hopefully improve internet reception

Dick thanked Jeff Peters and Anita Stewart for setting up the new office computers.

Dick advised that we are waiting for the final inspection from the County on the Swale.

Dick advised that part of our Park, approximately 500 square feet, is on the neighbor's property. We need to know where the Park's boundaries are.

Dick motioned to obtain a survey of Deer Creek UDI Phase II property and to negotiate with Wayne Best the purchase of adjacent property for a total cost not to exceed \$2,000.00 and Larry Haines seconded the motion. The motion was approved unanimously.

Dick obtained four contractor's bids to repair the Park's roads and the access road and to put in a firm surface for additional parking outside the gate.

Dick motioned to approve the quotation from Tucker Paving to repair roads within Deer Creek UDI Phase II property and the access road; and to put in a firm surface for additional parking outside the gate at a cost not to exceed \$8,200.00. Bob Meister seconded the motion. The motion was approved unanimously.

POOL (Jim Windt)

Jim thanked Dick Startzenbach for bringing him up to date on the pool maintenance and operation. Jim advised that the pool filter grids had not been replaced in five years.

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Jim motioned to replace the pool filter grids at a cost not to exceed \$650.00. The cost includes the new grids and installation, work to be completed by Heartland Pool Services. Dick Startzenbach seconded the motion. The motion was approved unanimously.

Jim advised that to be cost effective, we will keep the old grids and will resurface them to use as replacements in the future.

Jim also praised owners for their cooperation and assistance during the unfortunate RV fire last month.

NEW BUSINESS (Bob Meister)

Bob advised that due to the high influx of owners utilizing the Park during the months of January through March, the following is being proposed:

Bob motioned to change Rule 16, sub-para b to read that "During the peak months of January through March guests will not be permitted on RV sites. Guests registered by an owner will be permitted to rent Park Models January through March with owners having first priority" and seconded by Dick Startzenbach. The motion was approved unanimously.

Bob advised that the efficient operation of the Park in providing liaison to our Contractual Workampers, handling projects while functioning under normal and emergency situations is an important function of the Board of Directors which is performed without compensation. In order to provide these functions the following is being proposed:

Bob motioned that effective immediately starting November 1st through the end of March, there shall be a minimum of two Board Members on site in the Park at all times. This may require that such Board Member(s) will be required to utilize and pay for a "Leasing/Buy-Out" site as approved by the Board President, or his/her designee. If this is required, the Board Member(s) will receive priority for utilization of such site. Dick Startzenbach seconded the motion. The motion was approved unanimously

ADJOURNMENT

With no other business to be discussed, on a motion by Dick Startzenbach, seconded by Larry Haines, the meeting was adjourned at 10:20 AM.

Respectfully submitted,

Anita Stewart, Secretary