

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
November 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 President Jim Windt at 10:00 AM

The pledge to the flag was led by Jim Windt, and a moment of silence was held in memory of long time owner Ed Kleine

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

The minutes of the March 9, 2018, Board Meeting were read by Walt Robinson, Secretary. Jody Hunter motioned to approve the minutes and Dan Garner seconded the motion. The minutes were approved unanimously as read.

President's Report (Jim Windt)

Jim welcomed everyone back for another season here at Fawn Ridge. Jim stated how good the park looked and thanked all who had worked through the summer to keep the park in great shape. Jim noted that a lot of work has been done around the park and in the clubhouse already this season.

Jim pointed out that there are four seats on the board up for election this year, anyone wishing to run for the board of directors needs to submit resumes with a photo to the office by December 1, 2019

Jim reminded everyone to be careful to lock their cars at night and not to leave valuables in them as there were a couple of break-ins.

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 Jody Hunter. Passed unanimously.

Dan reported we have 300 active deeds, 5 deeds in arrears, and 9 deeds for sale. A motion to accept the deeds report was made by Jody Hunter, seconded by Walt Robinson, approved unanimously.

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
November 9, 2019

Vice-President's Report (Anita Stewart)

Anita welcomed everyone back.

Anita stated that we could use a lot of help after the December board meeting to prepare the annual owners packet for mailing.

Activities Report (Anita Stewart)

Anita reported on activities finances.

Anita thanked Jim & Connie Greenfield, along with anyone else that helped to get the clubhouse and pool area ready for this season. They waxed the floors, pressure washed the tables, chairs and deck furniture and more.

Grounds Report (Bob Marshman)

Bob noted that fertilizer has been spread on the grass areas of the park twice, once in the spring and then again this past Thursday.

Bob said he was looking forward to getting back to the park next month.

Buildings Report (Jody Hunter)

Jody reported that the office windows were installed in the spring, there is a bit of finish work still to be done on them.

Jody stated that the park and building looked great and thanked everyone for all their hard work on the various projects.

Pool Report (Rolland Cornwell)

In Butch's absence Jim noted that the pool was full of clean, clear, warm water and available during daylight hours for everyone's enjoyment.

Unfinished Business

Jim noted that the \$500.00 Deed transfer fee policy mentioned at the March 9, 2019 board meeting was rescinded after further information on this type of fee was obtained.

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
November 9, 2019

New Business

Dan Garner made a Motion to change Fawn Ridge; Section I; Rules and Regulations; Rule 16 effective January 1,2020 to read as :

Fawn Ridge is a right to use park, therefore owners cannot sell, rent or give time to another person, except as follows:

- (a) **Family and Guests, with 7 days advance notice after all buyouts had been satisfied, will be permitted on RV Site #103 through Site #141 only on the north side of the road March 15th through January 31st. RV Site cost for the Family and Guest is \$30.00 per day, or \$175.00 per week plus User Fees. Park Models with owners making the reservation have no calendar limitation .**
- (b) **Under any simultaneous situations the owner must be accommodated first.**
- (c) **An owner may leave their unit unoccupied for a maximum of 4 nights after notification of the Park Office, unless such unit is in storage, or under an Emergency Medical Situation as approved by three (3) Board Members maximum of 6 weeks. An emergency situation is considered an event that is not planned or was unexpected. No storage for “Emergency” purposes.**

Jody Hunter seconded the motion. Motion was passed unanimously.

Anita Stewart Motion to change Fawn Ridge; Section II; Rules and Regulations; Rule 3 effective January 1,2020 to read as :

Fee is \$20.00 per day, or \$125.00 per week, Plus User Fees.

Bob Marshman seconded the motion. Motion was passed unanimously.

Anita Stewart made a Motion to change the rental fees for Park Models effective January 1,2020 to;

**PARK MODEL ONE BEDROOM (DAILY) FAMILY MEMBER/GUEST RATE #
\$45.00**

**NEW PARK MODEL ONE BEDROOM (DAILY) FAMILY MEMBER/GUEST RATE #
\$55.00**

**PARK MODEL TWO BEDROOM (DAILY) FAMILY MEMBER/GUEST RATE #
\$55.00**

Walt Robinson seconded the motion. Motion was passed unanimously.

New 2020 Budget

Dan Garner introduced the new budget, copies will be in this years owner packet. The Maintenance fee, \$555, and user fee, \$2.00/night, will remain the same as this past year. Walt Robinson made a motion to accept the budget as presented, seconded Anita Stewart, after some discussion, a roll call vote was called for: Anita Stewart, yes; Dan Garner, yes; Walt Robinson, yes; Jody Hunter, yes; Bob Marshman, yes; Jim Windt, yes. Motion passed 6-0

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
November 9, 2019

Other Business

Adjournment

A motion to adjourn was made by Walt Robinson and seconded by Dan Garner.
Approved unanimously.
With no further business to discuss, the meeting was adjourned at 10:48 am

Respectfully submitted,

Walter Robinson
Board Secretary