

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
November 10, 2018

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

Directors present: Jim Windt, President. Anita Stewart, Vice-President/Activities. Dan Garner, Treasurer. Walt Robinson, Secretary. Mark Junkins, Grounds. Jody Hunter, Buildings by phone. Rolland "Butch" Cornwell was excused from the meeting.

The minutes of the March 10, 2018, Board Meeting were read by Walt Robinson, Secretary. Mark Junkins motioned to approve the minutes and Anita Stewart seconded the motion. The minutes were approved unanimously as read.

President's Report (Jim Windt)

Jim welcomed everyone back to the park for a new season, and thanked the park staff and the volunteers for the projects done to prepare for this season. Jim & Connie Greenfield, refinished the floor in the clubhouse and painted the screened patio area. Moe & Joe Esparza, power washed and sealed the picnic tables, cleaned and painted the concrete tables. Bill Bayer also helped with these projects. The pool furniture was cleaned and set out by Jim & Connie Greenfield, and Bill & Alice Thramann.

Jim pointed out that emergency locks have been placed on the gates between here and Regal ridge for the security of both parks.

The new roof was completed on the clubhouse, we did have a leak recently but it has been repaired.

Pool refinishing has been done, we still need to paint the edge of the pool to conform to requirement of the insurance company. This will be completed within the next week, weather permitting.

8 sites were widened this summer, they look fantastic.

Jim reminded everyone that speeding in the park is always a problem, we may need to look at putting in more speed bumps if it persists.

Everyone should have one of the emergency cards, outlining the procedure for getting help here in the park.

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Treasurer's Report (Dan Garner)

The financial report was given, details of which will no longer be published in the minutes for security reasons. Copies of finance reports are available to owners in the office.

A motion to accept the treasures report as presented was made by Walt Robinson, seconded by Mark Junkins, approved unanimously

Dan Reported we have 310 active deeds, 3 deeds in arrears, and 11 deeds for sale. A motion to accept the deeds report was made by Mark Junkins, seconded by Anita Stewart, approved unanimously.

Vice-President's Report (Anita Stewart)

Anita welcomed everyone back and hoped we all have a great season here in the park.

Activities Report (Anita Stewart)

Anita introduced her activities committee; Dottie Windt, Cindy Garner, Billie Coleman, Mary Ann Curcio

A new grill has been purchased, half the money from activities and the other half from the pools budget.

New pickle ball nets have been purchased to replace the worn out ones.

Anita also thanked Jim & Connie Greenfield for all their hard work in the clubhouse, and Don & Debbie Milano for decorating.

Grounds Report (Mark Junkins)

Mark stated he thought the site widening came out very well and suggested we look to retain the same contractor to continue with the project this spring.

A project he will be working on this season is the land behind the pool to stop the erosion and what needs to be done with the retaining wall there.

Mark made a Motion to approve \$897.73 for new batteries that were purchased for the office golf cart, seconded by Dan Garner, approved unanimously.

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Buildings Report (Jody Hunter)

Jody reported he has been getting Quotes for steam cleaning the bathhouse, and expects to have it done soon. The next project he will be looking at is replacement of the windows in the office unit.

Pool Report (Rolland Cornwell)

A motion to approve \$900.00 to repair the pool pump was made by Dan Garner, seconded by Walt Robinson, approved unanimously.

Unfinished Business

A motion to approve an additional \$634.00 for the site widening that was completed this past spring was made by Mark Junkins, seconded by Anita Stewart, approved unanimously.

New Business

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. Dan made a motion to accept the budget as presented, seconded Walt Robinson, a roll call vote was called for: Anita Stewart, yes; Dan Garner, yes; Walt Robinson, yes; Jody Hunter, yes; Mark Junkins, yes; Jim Windt, yes. Motion passed 6-0

A Late Departure Enforcement Policy has been designed by the board at the suggestion of the owners. The policy will be posted at the park and included in this years owner packet. Dan Garner made a motion to institute the Late Departure Policy as explained and written, seconded by Anita Stewart, Approved unanimously. A copy is attached to the minutes.

Other Business

Suggestions from the suggestion box were read, some have already been addressed and others are being discussed.

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Adjournment

Mark Junkins made a motion for adjournment, seconded by Anita Stewart, approved unanimously.

Without further business to discuss, the meeting was adjourned at 11:05 am

Respectfully submitted,

Walter Robinson
Board Secretary

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Late Departure Enforcement Policy

Effective January 1, 2019, we will be initiating a new late departure policy. Our departure time is no later than 10 AM. By that time, you should have deposited your site card in the slot at the office and your RV should be out of the gate. The only exception will be in the event of an unforeseen situation that might prevent you from leaving before 10 AM. This exception must be approved by office personnel before the 10AM departure time.

First offense will be a verbal warning given the day of your next reservation arrival.

Second offense will be a \$25.00 fine. This fine must be paid the day of your next reservation arrival or park entry will be denied.

Third and subsequent offense will be a \$50.00 fine. This fine must be paid the day of your next reservation arrival or park entry will be denied.

Notations will be kept on each owners account indicating violation dates and times. Each owners account will be reviewed on the day of arrival or request for a reservation. These notations will remain on the owners account for a period of one year and will be removed after one year from the date of the offense. They will be used by office personnel for enforcement of this policy.

Board of Directors
Fawn Ridge @ Deer Creek
Phase II, UDI/POA Inc.