

DEER CREEK PHASE II, UDI, POA, CLASS I INCORPORATED  
MEETING AGENDA  
NOVEMBER 12, 2016

President Jim Greenfield called the November Board meeting to order at 10:02 AM in the clubhouse.

George 'Bob' Meister led the Pledge of Allegiance.

Jim Greenfield took the roll call with the following board members present: Anita Stewart, Hogan Cooper, George 'Bob' Meister, Hugh Holcomb, Jim Greenfield, and Jim Windt in attendance. Larry Haines was attending by phone.

Minutes from the March 12, 2016 meeting were read. On a motion by Bob Meister, seconded by Jim Greenfield, the minutes were approved as read.

Minutes from the emergency board meeting held on March 29, 2016 were read. Bob Meister made a motion to accept the minutes, seconded by Anita Stewart, the minutes were approved as read.

Treasurer's Report:

Bob Meister presented the treasurer's report. There is \$36,655.81 in the operational checking account, \$129,564.65 in the operational savings account, and \$381.40 in petty cash. A motion was made by Jim Windt, seconded by Hogan Cooper, to accept the treasurer's report. The motion passed unanimously.

Deeds Report:

Bob Meister reported that we have 329 active deeds, 24 deeds in arrears, 14 deeds in collections, and 301 deeds in the safe. Jim Windt made a motion to accept the deeds report. It was seconded by Hogan Cooper and approved unanimously.

President's Report

Jim Greenfield welcomed all the owners back to our park. He thanked the camp workers and all the owners who worked to make the park so well prepared for the season. He asked his wife, Connie to present the names of the owners who helped prepare the park:

Charlie and Marie Jasnoski-	Planted 250 bulbs
Don Jones-	Yellow paint on the streets and cleaned tables
Dom Milano	Cleaned tables and changed light bulbs
RJ Startzenbach	Floor in the clubhouse
Alice Thramann-	Sorted the books
Al and Jodie Dauphinais-	Repainted the lot numbers
Joanne Cornwall & Anita Stewart-	Decorated the clubhouse
Jeff Peters-	Updating the WiFi

The following owners worked on forming the sites to be concreted: Mark Junkins, Hugh Holcomb, Mike Stewart, Bill Bayer, Hogan Cooper, Ed Klein, and Jim Windt.

Jim also thanked Hogan and Larry Haines for their proactive roll in tree trimming last spring. They made cleanup from Hurricane Matthew much easier. He also thanked everyone who helped tie down tables and all other loose items to prepare for the hurricane.

He also reminded all owners of the importance to pick-up the **911** emergency notice upon checking in. Keep it near your phone so you can give the emergency people the correct information to get to your site as soon as possible.

#### Vice-President's Report (Jim W.)

Jim Windt thanked all the people for the great job cleaning the park to get ready for this year. There have been many positive comments on the condition of the park. He also mentioned the tree trimming to prevent further damage. He mentioned the concern of owners who were not aware of the condition of our park following the hurricane. He reported the results after the storm on Facebook and the news spread quickly. He announced the desire to add a link to our website to keep owners informed. More to come in the future on this idea.

#### Activities Report (Anita)

Anita thanked everyone for their support of our park and the activities. She announced the dates for upcoming dinners, parties, and card bingo. The November Activity calendar is posted and online. She announced that the Wednesday coffee and doughnuts would continue and the toast and bagel bar would be available at breakfasts. There will be a Thanksgiving dinner, New Years Eve party, and New Years Day dinner with pork and sauerkraut.

Anita said the Activities Savings account was \$610.51, checking account was \$1549.53, and petty cash was \$75.00, for a total of \$2,235.04.

She said that our work day would be Jan. 21. The activities comm. will provide lunch and dinner for the volunteer workers on this day.

#### Grounds Report (Hogan)

Hogan reported that he was pleased with the condition of the park. We will be working on expanding the concrete pads on the sites. Currently, sites 167, 169, and 171 are ready to be expanded Monday. Three additional sites are also cut to be expanded.

We are also going to continue the replacement of landscape timbers with landscape blocks. More of that will be handled under new business

## Buildings Report (Larry H.)

Larry, who was on the phone, reported that our buildings are in good condition. He mentioned the need to replace the lights outside by the pool as well as fixing the laundry room door.

## Pool Report (Hugh H.)

Hugh reported that the pool passed its recent inspection. The only minor items needing attention were a drain cover and skimmer cover. These were both replaced by our pool service the next day. He thanked Joe and Maureen Esparza, for all their work, painting the concrete tables.

## UNFINISHED BUSINESS (Jim G.)

There was no unfinished business.

## **NEW BUSINESS** (Jim G.)

### Reservation Policy

Hogan Cooper made a motion to amend our reservation window to 90 days from 60 days.. It was second by Larry Haines.

He explained that 90 days is the norm for many parks and changing our window would make it more convenient for our owners. With questions, he said that this change would not begin until our reservation software was compatible with this change. The motion was passed unanimously.

### Patio Blocks

Hogan Cooper made a motion to appropriate \$3,605.04 from the grounds and maintenance budget for the purchase of landscape blocks to replace the deteriorating landscape timbers. It was seconded by Bob Meister. This will buy 2268 blocks to keep the sand from running onto the sites. The motion passed unanimously.

### Concrete Pads

Hogan Cooper made a motion to appropriate approximately \$4000.00 from the Capitol Improvement budget to widen sites 167, 169, 171, 146, 150, and 152. The motion was seconded by Bob Meister. These funds will cover the cutting and demolition of the cracked portions and additional pads, the rental of equipment, wood for the forms, reinforcement wire, and 7.5 yards of ready-mix concrete. These sites were chosen due to the dangerous nature of the cracked parts. All labor is being done by our owners. The motion passed unanimously.

### Picnic tables

Hogan Cooper made a motion to appropriate \$1500. from the Grounds maintenance budget for the repair of 25 picnic tables. The motion was seconded by Hugh Holcomb. Hogan stat-

ed the work would be done at a work station. The motion was approved unanimously.  
Pool

Hugh Holcomb made a motion to repair the uneven pool areas and apply two coats of textured, colored surface for \$1500. to provide a consistent surface to the pool deck. The motion was seconded by Hogan Cooper. Hugh explained the deck is uneven and deteriorating, and the surface needs a resistant coating to preserve it. The motion passed unanimously.

#### 2017 Budget

George 'Bob' Meister presented the 2017 proposed budget. He explained that this new budget was \$5,150 higher than last year's budget. It shows increased expenditures in the areas of garbage, water and sewer, and pool services. Capitol improvements will continue at \$15,000. This is mostly for the expansion of our concrete pads. This is an ongoing project. We will also be repaying another \$5,000 to our savings account which we needed to borrow from last year.

Bob Meister made a motion to pass the proposed budget as presented, it was seconded by Anita Stewart. The motion carried with 6 Yes votes and 1 no vote by Hogan Cooper.

There was no other business.

Hogan Cooper made a motion to adjourn, seconded by Bob Meister. It was approved and the meeting was adjourned at 10:50 AM.

Respectfully submitted,

James Windt, Secretary