

DEER CREEK PHASE II, UDI/POA, CLASS I, INC
BOARD MEETING MINUTES
November 14, 2020

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

Walter Robinson led the Pledge to the flag.

There was a moment of silence to remember our fellow owners who have past away.

Jim Windt asked all veterans to stand. There was a round of applause to honor them.

Directors present: Jim Windt, President. Anita Stewart, Activities. Dan Garner, Treasurer. Walt Robinson, Vice President / Secretary. Bob Marshman, Grounds-(by phone).
Director Jody Hunter, Buildings. Resigned on November 12, 2020 effective immediately.
Director Mark Junkins, Pools. Resigned on November 10, 2020 effective immediately.

Jim Windt asked that the board appoint David McDaniel to replace Mark Junkins, and Jim Greenfield to replace Jody Hunter. Terms end 2/2022. Dan Garner made a motion to approve the appointments. Anita Stewart seconded the motion. Motion was approved unanimously.

Jim Greenfield excepted the appointment, and took his seat with the board.

David McDaniel excepted the appointment but was unable to attend this meeting.

The minutes of the March 14, 2020, Board Meeting were read by Walt Robinson, Secretary. Jim Greenfield motioned to approve the minutes and Dan Garner seconded the motion. The minutes were approved unanimously as read.

Jim Windt noted that back in March the board voted to suspend the increase in user fees, approved at the March meeting, till November. This was due to the virus situation.

President's Report (Jim Windt)

Jim welcomed everyone back. The park is in fantastic shape, the grass has never looked better.

This past year was one that I would like to forget.

Last November we had the threat of a water rate increase that would severely effect our budget. The letter writing campaign that our owners participated in help a lot. At the end of March the new rates were approved by the PUC. The outcome was that although some of the rates have increased, the new total amount we would have to pay would be less if we use the same amount of water this year as last. Special thanks to Cristina Crosby and Bob Shaw for spearheading this effort.

We are keeping the gates to the park closed, and trying to follow CDC guide lines as far as masks and social distancing. It is our desire that everyone stay healthy.

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Thanks to the Staff and owners for keeping the park in great shape. There was a lot of work done over the summer. There was a water leak that had to be repaired, and the water meter had to be sent out for a bench test and had to be replaced. A new meter was purchased and installed. Special Thanks to Walter Robinson, Jason Simson and Mark Tupman for their help. The clubhouse is looking fantastic, the floor is spectacular, the building has been power washed, as has the pool deck and fence. The tables and chairs have all been checked, repaired and sanitized. The floor was done by Jim & Connie Greenfield, Paul Fore, Jason Simson, Deb Schulz, and Ken & Jo Ickes. The power washing was done by Jim Greenfield, Tom & Mary Looby, and Jerry Stien. The Table & Chairs were done by Jim & Connie Greenfield, Joe & Mo Esparza, and Deb Schulz.

The speed bumps & speed limit road markings were repainted by Joe & Mo Esparza.

Thank You to all of these owners. All the work done by our owners saves the park a lot of money every year.

Please drive slow in the park, remember the limit is 10 MPH.

There are three seats on the board up for election this February, anyone interested in running for the board needs to submit a brief resume and photo to the office by December 1, 2020.

Treasurer's Report (Dan Garner)

Dan reported the amounts in our financial accounts. 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 Walt Robinson. Passed unanimously.

Dan reported we have 274 active deeds, 2 deeds in arrears, and 36 deeds for sale.

Vice-President's Report (Walter Robinson)

Welcome back, I hope everyone had a decent summer and that we have a great winter here. I would like to thank the guys that helped out all summer long, and the staff for doing a great job keeping up with the grass and cleaning the sites. Almost every site in the park was pressure washed this summer. They took great care of the park while we were gone.

Activities Report (Anita Stewart)

Anita reported on the financial accounts of the activities committee.

Activities this year may be limited due to the situation, we are trying to be safe.

We had a potluck on Thursday, we wore masks and social distanced, and we served the food wearing masks and gloves.

We are planning a Christmas dinner, I am not yet sure of the details, a poster will be put up as soon as we work it all out.

A motion to accept the activities report was made by Jim Greenfield, seconded by Dan Garner, Passed unanimously.

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Grounds Report (Bob Marshman)

Bob Thanked everyone for their hard work.

Buildings Report (Jim Greenfield)

Due to the resignation of Jody Hunter, there was no buildings report.

Pool Report (David McDaniel)

Due to the resignation of Mark Junkins, there was no pool report.

New Business

The budget for 2021 was presented and Dan Garner noted that due to the lower number of active owners and the anticipated lower use of the park this season, income would be lower and so expenses were cut wherever possible. The budget is available in the office and will be included in the Yearly owners packet.

A motion to except the 2021 budget as presented was made by Jim Greenfield.

Seconded by Walter Robinson. A roll call vote was taken: Anita Stewart-Yes, Dan Garner-Yes, Walter Robinson-Yes, Bob Marshman-Yes, Jim Greenfield-Yes, and Jim Windt-Yes. The motion was approved unanimously

A motion was made by Dan Garner to change the user fee to \$2.00 / day effective immediately. Seconded by Walter Robinson. Motion passed with 5 yes votes and 1 no

A motion was made by Walter Robinson to change the check-in time to 10:00 AM. Seconded by Dan Garner. After a brief discussion an amendment to the motion was made by Jim Greenfield to make it effective January 1, 2021. Seconded by Dan Garner. The amendment passed unanimously. The motion was passed as amended unanimously.

A motion was made by Walter Robinson to change Section 1, Rule 9 to the following:

All pets must be restrained on a leash no longer than six (6) feet in length or in a pet enclosure at all times when outside the owners RV and may not enter any buildings, or pool area.

(a) Pet enclosures of no more than 30 inches in height, are permitted but must be on the concrete pad.

(b) Noisy or aggressive breeds such as Rottweilers, Dobermans, Pit Bulls or dogs weighing over 40 pounds are not allowed within the park. Owners with dogs over 40 pounds preceding 2003 with no aggressive history are allowed until their demise. Exception would be service dogs with papers indicating such. No dogs are allowed around food preparation or serving, or pool area.

Seconded by Jim Greenfield. Motion passed unanimously.

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A motion to formally approve the following expenditures that were made over the summer was made by Dan Garner. Seconded by Jim Greenfield.

Jul 11, 2020	Gate repair	\$575.45
Jul 22, 2020	Gate repair	\$545.00
Jul 31, 2020	Gate repair	\$575.45
Aug 19, 2020	Gate repair	\$640.45
Sep 2, 2020	Water meter	\$1,122.77
Oct 2, 2020	Mower repair	\$805.59

Motion passed unanimously.

Other Business

Adjournment

With no other business to be discussed, on a motion by Jim Greenfield, seconded by Dan Garner, the meeting was adjourned at 10:55 AM

Respectfully submitted,

Walter Robinson
Board Secretary