

DEER CREEK PHASE II, UDI, POA, CLASS I, INC.
BOARD MEETING MINUTES
December 12, 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 Jim Greenfield at 9:30 a.m.

Directors present: Jim Greenfield-President, Dick Startzenbach-Vice President/Grounds, Donna Stewart-Activities, George "Bob" Meister-Treasurer, Anita Stewart-Secretary and Jim Windt-Pool via phone.

Directors absent: Larry Haines-Buildings

The minutes of the November 14, 2015, Board Meeting were read by Anita Stewart, Secretary. Dick Startzenbach motioned to approve the minutes and Bob Meister seconded the motion. The minutes were approved unanimously as read without corrections.

TREASURER'S REPORT (Bob Meister)

Savings Account	\$ 94,471.41
Operating Fund	\$ 14,272.22
Petty Cash	\$ 700.00

Bob advised that a transfer from operational savings to operational checking was made in the amount of \$16,000. Taxes in the amount of \$28,659.20 were paid this month.

Dick Startzenbach motioned to approve the Treasurer's report Jim Windt seconded the motion and the motion was approved unanimously.

DEEDS (Bob Meister)

Bob reported that we have 328 active members, 8 in arrears and 14 in collections.

PRESIDENT'S REPORT (Jim Greenfield)

- Jim Greenfield welcomed and thanked all owners for their attendance. Our park workers are doing a great job.
- Jim asked everyone to watch their speeding or we may have to install speed bumps.
- Jim appointed the Teller Committee for the 2016 election:
Jack Cornwell
Jan France
Bonnie Mooney
Nita Wilson

VICE-PRESIDENT'S REPORT (Dick Startzenbach)

- Dick thanked our park workers for a job well done.
- Dick thanked Hogan Cooper, Larry Haines and Mark for trimming trees.

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- Dick also thanked Dave and Earl for their help replacing the timbers around the sewer dumps on sites 119 through 157. The old stone blocks used for skirting around the rental units and the office are being reused as guards around the sewer dumps. The sand in the trap area will be replaced with stone.

Dick Startzenbach moved to purchase stone to be used in sewer traps in an amount not to exceed \$200. Jim Windt seconded motion. All voted aye. Motion passed.

- Dick requested approval to replace all landscape timbers in sites 119 through 155 with Castlewall Interlocking wall blocks.

Dick Startzenbach moved to allocate the purchase of ten pallets of blocks to be used for the replacement of landscape timbers in an amount not to exceed \$2,000. Jim Windt seconded motion. Five Board members voted aye and one voted against. Motion passed.

- Dick advised that portions of the walkway are showing deterioration and needs to be repaired. We should replace the existing walkway with a new concrete walkway the entire length. We should also excavate and pour rear patio extensions on the following sites: 145, 147, 149, 151, 153, and 155. There is also an area by the pool that is cracked and our pool inspection resulted in a recommendation that it be replaced.

Dick Startzenbach moved to purchase concrete for walkway (30" wide x 100' long x 4" deep), rear patio extensions (10' x 10' x 4"), and to replace cracked concrete near the pool. This requires renting a front end load/mini-excavator to do the necessary trenching/excavation, in an amount not to exceed \$3,500. Jim Windt seconded motion. All voted aye. Motion passed.

ACTIVITIES REPORT (Donna Stewart)

Checking Account	\$1,459.86
Petty Cash	\$ 75.00
Savings Account	<u>\$2,907.91</u>
Total	\$4,442.77

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

Donna thanked volunteers and reminded everyone to check the monthly Activity Calendar and posters for upcoming events. A few activities are: Jan. 2 - Bean & Tater Fest, Jan. 5 - coffee filter flowers, Jan. 8 - Surprise Bingo, Jan. 9 - Wylers concert.

BUILDINGS REPORT (Dick Startzenbach)

- Dick advised that Jim Windt contacted R.I.G. Roofing to inspect the clubhouse roof. The inspector reported that the roof is in good repair except for the "bumps" from the hangers from the original solar system. If the old solar brackets are removed and the roof repaired properly, the roof should be good for another three to five years before a new roof is needed. A proposal was submitted by R.I.G. Roofing for three items. First, a new roof placed over the existing one using metal raised ridge, cost is

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approximately \$16,000. Second, a new shingle roof including removal of the old roof with 20-year three tab shingles, cost is approximately \$10,000. Third, repair the existing roof removing the old brackets and replacing damaged shingles, cost is approximately \$1,080. Dick is recommending that we contract with R.I.G. Roofing to repair the roof. This will allow us to see the contractor's work before selecting a contractor to replace the current roof when that should become necessary. Jim Windt advised that we are planning on doing the work in January, 2016.

Dick Startzenbach moved to approve the Third Bid from R.I.G. Roofing to do the repairs to our clubhouse roof with the amount not to exceed \$1,200. Jim Windt seconded motion. All voted aye. Motion passed.

POOLS (Dick Startzenbach)

- Jim Windt will install the new pool signs in January.
- Dick advised that the spotlights facing the pool under the eaves of the clubhouse do not work and must be replaced. The lights are on a motion sensor, but the motion sensor is broken at both receptacles.

Dick Startzenbach moved to purchase two new LED - Motion Sensor Dual Spotlights to replace the existing broken lights at the pool in an amount not to exceed \$200. Jim Windt seconded motion. All voted aye. Motion passed.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Jim Greenfield advised that the Board had received a petition regarding the increase in the yearly maintenance fee and decrease in the daily user fee approved by the Board as part of the 2016 budget. This will be discussed at the Owners Board of Directors Meeting in February, 2016.

Bob Meister stated that the "Board of Directors Requirements and Running Criteria" document contains items that no longer are relevant. Pertinent requirements are stated in the Covenants and By-Laws.

Bob Meister moved to rescind the "Board of Directors Requirements and Running Criteria" document. Jim Greenfield seconded motion. All voted aye. Motion passed.

With no other matters to discuss, the meeting was adjourned at 10:05 a.m.

Respectfully submitted,

Anita Stewart
Board Secretary