

DEER CREEK PHASE II, UDI/POA, CLASS I, INC  
BOARD MEETING MINUTES  
November 13, 2021

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

The Pledge to the flag was led by Dan Garner

Directors present: Jim Windt, President. Walt Robinson, Vice-President / Secretary. Dan Garner, Treasurer. Jim Greenfield, Buildings. David McDaniel, Pools. Skip Shute, Grounds.(By Phone)

Jim asked that all the veterans present stand to be recognized, and thanked for their service.

A motion was made by Jim Greenfield, seconded by Dan Garner to appoint Joe Esparza to fill the vacancy on the board. The term will run til February 2023. The motion was passed unanimously. Joe took his seat on the board.

The minutes of the March 13, 2020, Board Meeting were read by Walt Robinson, Secretary. David McDaniel motioned to approve the minutes and Jim Greenfield seconded the motion. The minutes were approved unanimously as read.

#### President's Report (Jim Windt)

Jim welcomed everyone back to the park.

Jim thanked everyone that worked on various projects thru the summer or since they arrived back this season. Special thanks to Jim & Connie Greenfield, Doug & Julie Ewell, Gale Nagley, and Mo & Joe Esparza for their hard work on the clubhouse and laundry room floors, they look fantastic. The Christmas lights have been put up outside the clubhouse, under the supervision of Bill Bayer.

Jim reported that during the project to upgrade the electric system, we found that one of our neighbors electric was hooked in through our meter, the situation has been corrected, and after a bit of pressure from us , we received a credit from Duke Energy of approximately \$1,600.00

Jim reminded everyone that there will be 4 board seats up for election this February, anyone interested in running for a position on the board needs to submit a short resume and photo to the office before December 1<sup>st</sup>.

#### Treasurer's Report (Dan Garner)

Dan reported the amounts in our financial accounts. The financial report is available in the office.

Dan reported we have 250 active deeds, 0 deeds in arrears, and 58 deeds for sale. A motion to approve the deeds report as given was made by Walt Robinson, seconded by David McDaniel . Passed unanimously.

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Vice-President's Report (Walt Robinson)

Walt reported that the long term capital improvement committee is currently looking in to various projects to determine the costs and priority. These include; Road repaving or repair(speed bumps, and the storage area along fence), Replacing the retaining wall behind pool and Tennis courts, Pool lights for night swimming, Park model(upgrades or replacement), Electric Upgrade(last phase), and site widening.

Activities Report

As liaison for the activities committee, Jim Windt reported on the financial accounts of the activities committee. A motion to accept the activities report was made by Dan Garner, seconded by Jim Greenfield, Passed unanimously.

Up coming events include; Thanksgiving Potluck 11/25, Christmas ornament craft 12/2, Christmas Party 12/18, Christmas Dinner 12/25.

Possibly a new years eve party (suggestions needed)

The committee is looking to resume Card Bingo and our Saturday Breakfast after January 1<sup>st</sup>.

Grounds Report (Skip Shute)

Skip apologized for not being present at the meeting but there were unforeseen circumstances that kept him in Arizona.

Skip reported that we were able to complete not only the fourth phase, but also the fifth phase of the electric upgrade project, sites 121 to 183, have been done. This leaves only the final phase to be completed, the cost for completion is being negotiated.

The walk thru gate at the entrance has been installed, and is helping to lower the wear and tear on our auto gate. Your owners key (clubhouse, bathrooms, Laundry) will open the gate.

Buildings Report (Jim Greenfield)

Jim reported that the instant hot water system in the clubhouse has failed, a replacement is being bought and will be installed. The A/C unit on the south end of the clubhouse is in poor shape, so we are looking into a replacement for it before it fail completely. Other than that the buildings are in good shape.

Pool Report (David McDaniel)

David thanked all who helped with the pressure washing and weeding of the pool area and pickle ball courts. The pool deck is being repainted and will be finished soon. The pool cover is being replaced and the roller will be back in place ,so the staff can cover the pool at night.

Unfinished Business

A Motion was made by Jim Greenfield Seconded by Dan Garner to amend the motion made at March Board meeting by Skip Shute to authorize an expenditure of up to \$18,000 for the electrical improvement of sites 121 to 141 to now authorize the amount of \$20,662.00 for the electrical improvement of sites 121 to 183. The motion passed Unanimously.

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Dan Garner made a motion seconded by David McDaniel to move funds from numerous line items to Capital Improvements for payment for the electric upgrades. The motion passed unanimously.

New Business

Dan Garner made a motion seconded by Jim Greenfield to increase the yearly maintenance fee to \$600.00. After a short discussion, a roll call vote was taken, the motion passed 7/0

Jim Greenfield made a Motion seconded by David McDaniel to approve the 2022 Budget as presented. The motion passed unanimously.

Other Business

Covid policy update, we recommend wearing masks when inside around others, and social distancing. We will be opening the clubhouse and pool to 100% capacity.

Adjournment

With no other business to be discussed, on a motion by Jim Greenfield, seconded by Dan Garner, the meeting was adjourned at 10:44 AM.

Respectfully submitted,

Walter Robinson  
Board Secretary