

## DVCA Third Quarterly Meeting Minutes September 29, 2011

In attendance: Kris Fulmer, President; Ted Fabian, Vice President; Bernie Grabowski, Treasurer; Joan Smith, Rich Spellman

Also in attendance: Ed Becker, Karen Canman, Lil Clark, Barbara Clock, Bob Cole, Gordon & Jo Ann Fisk, Halina & Ted Fuchs, Elaine & Ellery Gray, June & Reuben Glass, Roy Hardman, Lynne Hastie, Don Herman, Herta Hund, Ladene Newton, Bob Parsell, Bud Pritchett, Lee Rush, Arlene & Fred Schadt, Parke Sickler, Joe Smith, Anne Stoutamire, Duke Sward, Harold & Helen Voris, Chris Williamson

As part of her welcome remarks, Kris asked new residents, Ted and Halina Fuchs, Spring Vista, to introduce themselves. Kris then took a moment to describe the types of meetings that the Board holds and how Board actions are always reported to members by the President's Update, published monthly in the *Diary*, and in the Quarterly and Annual Minutes that are available by hard copy in the clubhouse and online on the Deerlake website. She also stated that the Board had "heard" the opinion of the community and would not pursue construction of a picnic shelter in 2012. She then thanked all the wonderful volunteers for their continuing work on behalf of Deerlake Village.

**Rich Spellman moved that the notes from the 9/26/11 work session be approved. Bernie Grabowski seconded and the motion carried.**

**Treasurer's Report:** Bernie reported that our operating budget is right on track for the year and DVCA finances are in good shape.

### **Committee Reports (additional remarks):**

- Bob Cole (**ARC**) reported that the Ragan's new home will soon be complete and they will be moving in and that the Davis's home construction has been delayed by all the summer rains.
- Don Herman invited everyone to enjoy him on November 3<sup>rd</sup> for one of his popular introductory hikes through the **Conservation Easement**.
- Kris reminded everyone that the **Emergency Preparedness Committee's** Evacuation Plan and Emergency Kit ideas are on the website.
- Bernie Grabowski (**Finance**) noted that we are in the midst of the budget process and it looks as though we will be able to keep the annual assessment at \$400 for 2012, but that, because investment returns are lower than ever before, we are very likely to see an increase in the 2013 assessment.
- Rich Spellman (**Maintenance**) informed us that the pool/clubhouse parking lot will be closed 10/6 for repair of the cracks and that at some future date the water would be turned off in the Meadows Park to repair some stream erosion. He also informed us that Straus Park Landscaping will be testing EPA approved "Aquamaster" to kill weeds in that stream. Gordon Fisk asked about the drainage ditch behind Cambridge; Kris replied that they continue to try to resolve that problem with the City Planner.
- Kris (for **Sunshine / Good Neighbor**) informed residents that on the recommendation of the former Good Neighbor chair, the two committees have been combined and Ann Younkens has agreed to continue as chair. The new charter is available in the clubhouse notebook and online.
- Kris (for **White Squirrel Lane**) explained that Deerlake Road Extension has never been formally dedicated as a city street despite past attempts to have this done. She has just learned that the developer, Greenwood, has contacted a local attorney (G. Ramsey) to draw up the final documents.

### **Unfinished Business:**

Kris read Marilyn Stifflear's Nominating Committee report that we have three applicants and the deadline for receiving applications is 10/1. She offered applications to anyone interested.

There was no **New Business**.

Adjourning the meeting, Kris reminded everyone the Board looks forward to seeing them at the Annual Meeting, Thursday, December 8, 3:30 at the Transylvania County Library.

A lively **Open Discussion with the Community** followed.

- Fred Schadt asked about the condition of the dock. Joe Smith replied that the dock and the seawall would be replaced in 2012. Some draw down of the lake will be necessary to do this repair.
- Sue Jones asked about recent changes in government regulations re: drain covers on private pools. Rich commented that he thought that was for single drain pools and that our Pool Committee was “on top of” all current rules and regulations and would assure that we were in compliance.
- Ellery Gray sparked an interesting conversation about defining a policy/process by which community members could bring ideas for new amenities to the Board. Several ideas were aired. Kris promised she would put this discussion on the next work session agenda for discussion. After the meeting she offered to sit down with Ellery and other interested parties to hear their ideas before the October work session.
- Ed Becker asked if Deerlake Village had a mission statement. Kris replied that the closest thing we have to such a statement is on the Home page of the website. After the meeting Elaine Gray pointed out a defining statement in Article I of the Covenants and that was added to what is on the website.
- Arlene Schadt raised a concern about speeding in Deerlake, especially of work trucks coming and going. Kris replied that she would ask police to step up patrols and, if it is still available, bring the speed/radar truck back. We will also continue reminders in the *Diary*. Kris also offered if residents sent her names/license numbers of commercial offenders she would either contact the companies or pass such information on to the police.
- Karen Canman thanked the Board and all the volunteers at Deerlake who work so hard and, through their efforts, keep our assessment remarkably low. Those present applauded her comments and Kris thanked all.
- Gordon Fisk asked if we would continue to restock the lake. Bernie, our treasurer, replied that the Finance Committee had discussed it and recommended to remove that cost from the 2012 budget. However, we were reminded that the budget next goes to the Board where that decision could be reversed.
- Elaine Gray asked that the next time an opinion survey was conducted, it follow the same guidelines as voting, one survey per lot, not per residence.

Respectfully Submitted by,

Kris Fulmer

Approved \_\_\_\_\_

**ADDENDUM TO THIRD QUARTER MINUTES**  
**BOARD MOTIONS PASSED**  
**July 19, 2011 - September 29, 2011**

7/19:

- In an electronic vote prior to the meeting, the Board appointed Mill Younkers to the Finance Committee.
- Ted Fabian moved and Rich Spellman seconded that the Q2 minutes be approved. Motion carried.
- Marilyn Stifflear moved and Rich Spellman seconded that the Board approve the following people as members of the 2011 Nominating Committee: Karla Atkinson, Diane Duffy, Don Ehr, Kris Fulmer, Gary Satkamp, and Duke Sward. Motion carried.
- Kris Fulmer moved that the Board approve a one-day moving sale for Miseks (95 Cambridge Dr.) on Sat., Aug. 6. Joan Smith seconded and the motion passed.

- Marilyn Stifflear moved that the revised Collection of Assessments Policy be approved. Rich Spellman seconded and the motion carried.
- Rich Spellman moved that the Board approve a cost of \$500 to have Straus Park Landscaping use a 12-inch bucket loader to clean out 4 drainage ditches in the Meadows and remove the debris. Ted Fabian seconded and the motion carried.
- Joan Smith moved and Paula Satkamp seconded that the revised Notice of Violation be approved. Motion carried.

8/16:

- Rich Spellman moved and Ted Fabian seconded that the notes of the 7/19/11 work session be approved. Motion carried.
- Marilyn moved and Joan seconded a motion to revise Rules & Regulations Part 1 Section 8 FENCES to read: "Fences are permitted in the Meadows only, where the originally constructed fence may not be altered. Only one type of fence may be used on any given lot. Lots with hedges between brick pillars are to be considered living fences. Should replacement of the hedge become necessary an evergreen hedge approved by the LRC must be installed." Motion Carried.
- Bernie moved and Rich seconded that we would include in the 2012 budget the purchase of a flash drive for each officer so that records could be passed on, electronically, to the successor. Motion carried.

9/26:

- Marilyn Stifflear moved and Rich Spellman seconded that the notes from the 8/16/11 work session be approved. Motion carried.
- Marilyn Stifflear moved to approve the use of the 2011 balance of \$577 in line item 5224 (Supplies and Equipment) plus \$123 TGIF petty cash to purchase 8 replacement chairs in the Clubhouse. Paula Satkamp seconded and the motion carried.
- Ted Fabian moved and Marilyn Stifflear seconded that we approve \$900 from the 2012 Budget Reserve Account (Redecorate Clubhouse Interior) to replace the kitchen floor. The motion carried.
- Rich Spellman moved and Joan Smith seconded that we approve the new charter for the combined Sunshine - Good Neighbor committee. Motion carried.
- Rich Spellman moved that the following appointments be approved: Kathryn Newkirk and Helen Voris to Library; Ray Vingle to co-chair Emergency Preparedness; Ted Heimerdinger to Conservation Easement; and, Karen Canman to Clubhouse. Bernie Grabowski seconded and the motion carried.