

Deerlake Village Community Association
Board of Directors
Second Quarterly Meeting June 23, 2011

AGENDA

- I. Welcome – Call to Order – Kris Fulmer
 - A. Recognize New Residents
 - B. Thank You to All Committee Chairs and Members
- II. Approval of Minutes of 6/21/11 Work Session – Marilyn Stifflear
- III. Treasurer’s Report – Bernie Grabowski
- IV. Committee Reports
 - A. Architectural Review – Bob Cole
 - B. Clubhouse– Maggie DiRocco
 - C. Community Relations – Ed Becker
 - D. Conservation Easement – Don Herman
 - E. Emergency Preparedness - Peter Findlay
 - F. Finance – Bernie Grabowski
 - G. Good Neighbor – Karen Canman
 - H. Lake Management – Tim Robinson
 - I. Landscape Review – Jim Deacon
 - J. Library Director – Barbara Meyer
 - K. Maintenance – Rich Spellman
 - L. Membership Directory – Ruth Behrens
 - M. Newsletter – Lil Clark
 - N. Outdoor Activities – inactive
 - O. Pool – Pam Fuhrer
 - P. Sunshine – Ann Younkers
 - Q. Welcome – John and Betty Davis
 - R. White Squirrel Lane - Marcia Schnieder
- V. Unfinished Business
 - A. Garage Sale Report - Joyce Montgomery & Karen Canman
 - B. Picnic Shelter – Ed Becker
- VI. New Business
 - A. Nominations – process will begin to fill 3 seats on Board of Directors
- VII. Adjournment
- VIII. Open Discussion with the Community

THIRD QUARTERLY MEETING
Thursday, September 29, 3:30 p.m., Clubhouse

ANNUAL MEETING
Thursday, December 8, 3:30 p.m., Transylvania County Library

TREASURER'S REPORT

Bernie Grabowski

- With the exception of the condo user fees which are paid quarterly, all assessments have been collected.
 - Between our checking & savings accounts and our Certificates of Deposit, we have approximately \$313,747 available for current or future expenses. We are well within our operating budget. As of 5/31/11, we have expended 33.34% of our budget.
 - In addition to our operating budget, we set aside \$35,000 to resurface the pool which is estimated to come in at \$31,135. Actual cost to date is \$30,757.
 - Other capital "contingency items" that we had to address were \$925 for High Country Tree Service to remove & replace a tree and \$975 for Straus Park Lawn Service to replace a drainage pipe and flange at the drainage box below the clubhouse.
- To date, we are doing well financially!

DEERLAKE VILLAGE COMMUNITY ASSOCIATION SECOND QUARTER COMMITTEE REPORTS

June 23, 2011

ARCHITECTURAL REVIEW

Bob Cole, Chair

Members: Bill Harper, Bob Kellar, Russell Newton, Jr., Harold Voris

Modification Projects in progress:

- Resurfacing a porch with stone
- Surfacing a concrete patio with brick pavers, adding rail and steps down slope
- Painting front column and trim, replacing rotted wood.

Projects completed:

- Modifications to a sunroom.

New Projects in progress:

- New Creekside homes for Fred and Carlene Ragan on lot 16 and Phil & Nancy Davis on lot 15

CLUBHOUSE COMMITTEE

Maggie DiRocco, Chair

Members: Phyllis Blackard, Sally Gould, Elaine Gray, Maree Rankin, Ellie Thoben, Katinka Haines, Ginny Rush, Anne Misk

7 private parties; 4th of July celebration is coming up; monthly TGIF parties are still well-attended

COMMUNITY RELATIONS

Ed Becker, Chair

Member: Roberta Price

- Facilitated approval of LRC for 2-neighbor tree pruning/modification.
- Notified 3 property owners of landscape maintenance upkeep
- Article in *Diary*
- Notified property owner of unauthorized children present in clubhouse
- Letter sent to property owner about noise (band practice)
- Letter sent to property owner about multiple cars parked in driveway, car parked on property and notification to DVCA of renters of property
- Letter to property owner of landscape maintenance upkeep

CONSERVATION EASEMENT

Don Herman, Chair

Members: Bob Rodes, Gary Satkamp, Harold Voris

With warmer weather, the trails are used frequently by Deerlake residents. Continued work on removing invasive species (primarily privet and multi-flora roses) along the yellow trail. Removed two large trees that had fallen across the trails

EMERGENCY PREPAREDNESS

Peter Findlay, Chair

Members: Anne Findlay, Joyce Montgomery

No activity during this quarter.

FINANCE

Bernie Grabowski, Chair

Members: Don Herman, Gary Newkirk, Larry Goodhue, Dorothy Chapman

- Bank rates at Asheville Savings kept going down and after an analysis of local rates, the Finance Committee recommended that we move the account from Asheville Savings to Mountain First.
- Several CDs were reaching maturity at Asheville Savings, Blue Ridge, and Wachovia. CD rates at all the local banks were investigated and all the CDs were moved to Mountain 1st upon maturity.
- The method of spreading amounts over time vs taking the entire amount in the month that the funds are expended was discussed with the accountant and the Finance Committee. The Finance Committee recommended to the Board that the entire amount be taken in the month that the funds are expended.

GOOD NEIGHBOR

Karen Canman, Chair

Please give Karen a call at 877-3234 if you would like to add your name to the list of volunteers.

LAKE MANAGEMENT

Chair: Tim Robinson

Members: Joe Smith, Bob Rankin, Betsy Craig, Bill Lovejoy, Louis Steflik, Lee Rush, Andy Uhr

Activities/Projects for the quarter:

- The engineering plan for repair of erosion at south end of dam has been approved and a repair permit has been applied for by Pinnacle Engineering.
- Dock bulletin board was repainted.
- Our request to relocate the crape myrtles on Lot 2 to restore the required 30-foot buffer along Lambo Creek was approved. This will be done in the fall.
- Andy Uhr was appointed by the Board to the Lake Management Committee for a three-year term.
- A large oak tree fell on the canoe rack, fortunately crushing only one canoe belonging to Tim Robinson. Don Herman and a crew sawed up the tree and removed it from the rack. One 4 x 4 will eventually be replaced to restore the rack but there is no need at this time as all boats are accommodated.
- The back slope of the dam has been re-seeded. Thanks to Bill Lovejoy and Louis Steflik for assisting with the watering.
- Some 2 x 8 boards on the clubhouse dock have pulled away from the sea wall causing portions of the dock to sink and buckle. Joe Smith and I have asked two contractors to submit proposals for repair of this situation. We hope at least a temporary repair can be completed soon. We also are investigating a warranty claim from the manufacturer of the dock boards resulting from their warping and gapping.
- Bill Lovejoy will assist with the review of the picnic shelter issue currently being discussed.
- We have discussed repair of the erosion conditions on the shore of lot 2 and will make recommendations for fixing this issue when the level of the lake is lowered.
- We have discussed a storm water runoff problem on the Ragan construction project with Bob Cole of the ARC and we understand that the matter is being handled by LRC.

LANDSCAPE REVIEW

Jim Deacon, Q2 Chair

Members: Renee Baker, Carol Roth, Betsy Robinson, Margo Williamson, MaryBeth Lampert

- During second quarter to date (6/15), the LRC has responded to seventeen landscape modification requests (two of an emergency nature, involving fallen or dead trees). One application was denied based on insufficient evidence the tree was under any stress or likely to do any property damage should it fall.
- We're working with the property owners on the east side of the eastern end of Cambridge Drive to address concerns raised by a property owner just outside Deerlake that the tall white pines located in the space between the privacy fence and the drainage ditch might fall. This concern was occasioned by a large limb from one of the trees falling on his property during a storm in April.
- The LRC is working with the ARC, the Lake Committee, and three property owners on Deerlake Road to minimize any soil deposits into the lake from storm run-off from their respective properties.
- Two notices of violation were filed during the quarter, and one fine has been paid.

LIBRARY

Barbara Meyer, Chair

Members: Mary Liz Bailey, Anita Dorfman, Dorothy Sheldon--No report.

MAINTENANCE

Rich Spellman, Chair

Members: Don Herman, Don Lampert, Clarence Miller, Joe Smith, Lee Rush, Duke Sward, Earl Stifflear, Christopher Williamson, Ken Kolb, Patrick Crosby

Committee members continue conducting routine maintenance checks and have performed minor repairs in the clubhouse. Several projects were completed during the quarter, primarily with committee labor. They are as follows:

- The sound system in the clubhouse was repaired by Ellery Gray who also donated a receiver to replace the damaged receiver.
- The door jams in the clubhouse were repaired by Lee Rush.
- The pipeline became disconnected again and was reconnected by Don Herman with an added pipe clamp.
- The gates in the pool area were repaired by a committee member and a pool committee member to prepare them for State inspection.
- Committee members used bleach to remove the mildew from the pergola area in the Meadows and from the clubhouse deck.
- The mulching around the clubhouse, pool, and picnic area was completed by SPLS.
- At the request of the Lake Committee, Straus Park Lawn Service was tasked to reseed the face of the dam to address a concern by the NCDENR inspector.
- Three dead cherry trees in the Meadows were removed by committee members at the request of the LRC.
- A committee member repaired and lubricated the lock on one of the meeting room exit doors that was sticking and difficult to open.
- A committee member is working with the Brevard City Police Department to have a “neighborhood watch” sign replaced.
- A 2 x 4 that was in the way of the lawn mowing work in the park area by the horseshoe pits was removed by a member of the committee.

MEMBERSHIP DIRECTORY

Ruth Behrens, Editor

An updated directory will be included with the July *Diary*.

NEWSLETTER

Lil Clark, Editor—No report.

OUTDOOR ACTIVITIES

Chair--vacant

Members: Mike DiRocco, Bob Denninger, Joe Jackson, Ken Kolb, Lin Kolb, Jack Gould

POOL

Pam Fuhrer, Chair

Members: Duke Sward, Steve Zvengrowski, Jim Deacon, Barb Gibson, Lee Bray, Harold Voris

The pool refurbishment was completed just in time to open for Memorial Day. Feedback from swimmers so far has been very positive. The job involved sand-blasting, pressure-washing, retiling, application of a Diamondbrite(R) plaster finish with specks of quartz for added durability, and the installation of 3 new underwater lights. This major capital expenditure is expected to last 12-15 yrs. The cost exceeded the original budget of \$29,000 by \$2,000 because of unexpected cost for 3 new underwater lights, and higher-than-expected costs to fill the pool with water.

The firm that did the job, Paradise Pools, will be returning sometime this summer to fix some tile grout lines, and to make a planned repair to a seam on top of the deck. With all the hot weather, the pool has been a popular place so far. And we hardly needed to heat it the first week. Our pool operator will again be Dick Ritch, who checks the pool water daily as required by state law.

Water Aerobics has started, thanks to Lynne Hastie. Anne Misek will join her as leader as well. Times are Monday, Wednesday and Saturday, 9-10 a.m. All residents and their guests are welcome!

I want to extend a sincere thank you to all the committee members and residents who helped get the pool open. There were many tasks, from setting out pool furniture and signs, fixing fences, ordering and installing gate closing hardware, and meeting with county health department officials for the annual inspection. So a hearty thank you to the team who got all this done this year.

SUNSHINE

Ann Younkens, Chair

Several cards have been sent this quarter. Articles are submitted to the *Diary* with a “Thought for the Month”.

WELCOME

John and Betty Davis, Chairs-- No report.

WHITE SQUIRREL LANE

Marcia Schneider, Chair

Members: Lot owners on White Squirrel Lane--No report.