

**Deerlake Village Community Association
Board of Directors Annual Meeting
December 7, 2017 3:30 p.m.
Transylvania County Library, Rogow Room**

**Board Members Present: Jack Baldrige, Brenda Bryan, Kris Fulmer, Ken Kolb, Don Herman,
Absent: Max Decklever, Susan Zelle**

Community members present: Phil and Nancy Davis, Sue and Bill Jones, Jim and Ginny Boettcher, David and Barb Stackpole, Jill Anderson, Geoff Southworth, Mike DiRocco, Luke Kitahata, David Gunther, Alan and Leila Graham, Betty and John Davis, Dan Scallen, Susan Toscani, John M. Brown III, Sylvia Becker, Sandy & Curt Westney, Anne Stoutamire, Diane & Ernie Hodson, Fred & Nancy Granros, Lynne Foster, Leroy Hall, Lin Kolb, Jeanne Denon, Bryan Padrick, Gail Hessletine, Halina & Ted Fuchs, Lee Rush, Lois Grabowski, Heather Williams, Elisabeth McHenry, Bob Cole, Robert Anson, Robert Overbeck, Linda Voll, Gail Leon, William Livingston

President Ken Kolb asked the Secretary if a quorum were present. With 40 members signed in and 58 proxies, she confirmed that there was. He then called the meeting to order at 3:36. He introduced the Board members present and recognized those absent. He continued, asking any new residents present to stand and introduce themselves. The following were introduced and welcomed: Curt & Sandy Westney, Gail Hessletine, and Gail Leon.

He thanked all those in attendance, his Nominating Committee for their work recruiting candidates for this year's election, Committee Chairs and members for their hard work in keeping Deerlake the beautiful, well-managed community it is today, fellow Board members, Don Herman and Kris Fulmer, for their work on finalizing the two-year project to revise our governing documents, Brenda Bryan for her work as Treasurer, and Don Herman and Jack Baldrige for stepping in to fill vacancies on the Board.

As Secretary Kris Fulmer added a special thanks to Jill Anderson for proofreading of final versions of the documents and Don Herman for his guidance in the final process of presentation to members and adoption of the documents.

Kris Fulmer moved and Don Herman seconded to approve the notes of November 14, 2017 Work Session. Approved.

Treasure Brenda Bryan added to her written report:

The November financials are as follows: DVCA has \$282,447 in various bank accounts and CD's. The total operating expenses were \$74,936 which is 83.4% of our Operating Budget. We will be under budget this year.

From our contingency account \$839.00 has been disbursed to date. From our reserve account \$19,999. has been disbursed. Included in that amount was \$12,859.21 which was paid to Terracon consultants for the work completed to date for our Lake Dam Drain Pipe Replacement project. \$6,301 was disbursed for our 2-year mulch program.

Owners have received a copy of the 2018 Operating and Reserve Budgets in the Annual Meeting report. Due to the increased expense not anticipated in 2017 regarding our "dam drain pipe replacement project", we had originally calculated the amount of \$17,452 to be funded in 2018 for the project. The estimated figures for the total cost of the project increased which the funding amount increased to \$45,701 for 2018. This resulted in a \$28,249 unexpected increase in the amount to be funded in 2018. Chair of the Lake Committee will speak more on that later.

In order to keep our annual dues from drastic fluctuation, the Finance Committee has deferred the funding in 2018 of two reserve accounts. Accounts “repave Parking lot” and “Pool interior resurface”. We hope to be able to replace those funds in our 2019 budget funding. We also moved the funding of the “dredging deeper sections” in the amount of \$13,750 to the dam drain pipe replacement account to cover the shortage. Additional information is pending regarding the dredging costs at the lake.

Despite the 2018 unanticipated additional expense for the Lake Drain Replacement project, we have been able to keep the 2018 assessment at \$500.00. The White Squirrel Lane road assessment will remain at \$400.00.

Brenda paused at this point and President Kolb moved to the **Budget Ratification**. He read section 9.3 of Bylaws which defines the DVCA budget process then asked if there was anyone present who wished a vote to reject the 2018 budget. No-one responded so **Ken announced that the 2018 budget, as prepared by the Finance Committee and approved by the Board, would stand.**

Brenda continued: In January 2018 residents will receive assessment invoices. Robert Overbeck has now graciously volunteered to handle the homeowner/property lists. Due to his more advanced software than previously used, we have included all assessments due from a single property owner in one, consolidated invoice. This will only affect those property owners with 2 or more properties or who live on White Squirrel Lane. Please call me if there are any questions.

I want to thank the Finance Committee members. We had a strong committee this year consisting of three Board members. The Finance Committee members include Dorothy Chapman, our insurance expert, Don Herman and Kris Fulmer, with years of knowledge and experience on the Board, Geoff Southworth, with a strong background in accounting and Excel expertise. Also, a special thank you to Jill Anderson, former treasurer, who got me “up and running” with Excel and treasurer procedures. And thank you to our Committee Chairs who, with their diligence in providing the Finance Committee with their expense invoices and budgets, make the Finance Committee responsibilities run more smoothly.

Committee Chairs were asked if they wished to add anything to the printed reports.

Architectural Review – Phil Davis - No additional report

Clubhouse – Maggie DiRocco - No additional report

Community Relations – Lelia Graham - No additional report

Ken added an additional word of thanks to Lelia for stepping up to chair this sometimes difficult position. He recognized her diplomatic, persuasive manner to encourage residents’ cooperation.

Conservation Easement – Don Herman - No additional report

Emergency Preparedness – Lin Kolb & Sue Hyde - No additional report

Finance – Brenda Bryan (see above Treasurer’s Report)

Ken urged any members with a background in finance or accounting to volunteer to join the Finance Committee.

Lake Management – Harold Voris

John M. Brown III, speaking for Harold Voris, thanked the LMC members and Friends of the Lake. He reported that, in Harold’s absence due to health issues, he had recently met with three contractors, all of whom are interested in bidding on the upcoming siphon drain project. The LMC will be accepting and evaluating bids then recommending a contract to the Board for approval once they have written approval from the state. The committee anticipates starting work in late January. John noted that certain areas affected by the project will be roped off and asked residents to respect this restricted areas.

Landscape Review – Ernie Hodson - No additional report

Ken thanked Ernie for stepping up to chair this committee and see it through this transition.

Maintenance – Tim Robinson - No additional report
Newsletter – Jolene Overbeck - No additional report
Pool – Margo Williamson - No additional report
Sunshine/Good Neighbor – Carolyn Gordon-Loebig - No additional report
Welcome – Phyllis Blunt, Irene Crosby - No additional report
White Squirrel Lane – Marcia Schneider - No additional report

Board Elections

Ken Kolb, as President and Chair of the Nominating Committee, thanked three DVCA members, Max Decklever, Bryan Padrick, Susan Zelle, for volunteering to stand for election to a three-year term as Directors on the Board of the DVCA. Their terms begin at the close of this meeting.

The Nominating Committee, upon completion of the ballot count, reported that 114 ballots had been received with each candidate receiving 114 votes. There were no write-ins.

With no other business, the formal part of the meeting adjourned at 4:00 p.m.

Open Discussion

Ken asked for comments from the community residents present.

- Jeanne Denon reported that there had not been any more bear sightings in her neighborhood. Ken, citing Bill Jones as his source, added that a bear, which might have been our visitor, had been killed on the AVL Highway.
- Ken reported that a new owner, Mary White, has recently purchased a home at 19 Summerplace Ct., but will only be in residence one or two months of the year. She is wanting to hire an agency or someone who will oversee the property, checking both interior and exterior of the house from time to time. Dave Gunther noted that the local police would patrol. After the meeting's closed, Brenda Bryan and Sue Jones told Ken that they might be interested in providing such service, and asked Ken to convey their contact information to Ms. White. Ken will do so.

Addendum to December 7, 2017 Annual Meeting Minutes

By email vote September 17 - 19, 2017

Kris Fulmer moved and Ken Kolb seconded to approve the minutes of the Third Quarterly Meeting held on September 14, 2017. Approved.

October 10, 2017:

Brenda Bryan moved and Don Herman seconded that Redecorate Clubhouse Kitchen be deleted from the draft 2018 Reserve Budget. Approved.

Ken Kolb moved and Kris Fulmer seconded to appoint the ARC Chairperson to the *ad hoc* Deer Lake Estate Committee. Approved.

Susan Zelle moved and Brenda Bryan seconded to allow Carolina Conservancy to roughly double the size of the monarch way station mound on lot #2. Approved.

November 14, 2017:

Kris Fulmer moved and Susan Zelle seconded to approve the October 10, 2017 Work Session Notes and the October 12, 2017 Special Meeting Minutes. Approved.

Don Herman moved and Max Decklever seconded to approve the 2018 Budgets and set the 2018 Annual Assessment at \$500. Approved.

Max Decklever moved and Kris Fulmer seconded to approve the 2018 Clubhouse Janitorial Service Contract as presented. Approved.

At the request of Committee chairs, Ken Kolb moved and Susan Zelle seconded to appoint Margo Williamson to Welcome Committee, Margo Williamson, Penny Grecni and Sandy Westney to Pool Committee. Approved.

December 7, 2017

Don Herman moved and Max Decklever seconded to set the following dates for 2018 Quarterly and Annual Meetings. Approved.

Q1	March 15, 3:30
Q2	June 14, 7:00
Q3	September 13 3:30
Annual:	December 13, 3:30

Max Decklever moved and Brenda Bryan seconded to elect Kris Fulmer as Secretary. Approved.

Kris Fulmer moved and Bryan Padrick seconded to elect Brenda Bryan as Treasurer. Approved.

By email vote December 11 - 12, 2017

Kris Fulmer moved and Brenda Bryan seconded to approve the minutes of the Annual Meeting held on December 7, 2017. Approved.