

**Deerlake Village Community Association  
Board of Directors  
First Quarterly Meeting  
March 16, 2017  
3:30 p.m.**

**AGENDA**

- I) Welcome – Call to Order – Ken Kolb
  - A) Recognize New Residents
  - B) Thank You to All Committee Chairs and Members
  
- II) Approval of Notes of March 14, 2017 Work Session – Kris Fulmer
  
- III) Treasurer’s Report – Brenda Bryan
  
- IV) Committee Reports
  - A) Architectural Review – Phil Davis
  - B) Clubhouse – Maggie DiRocco
  - C) Community Relations – Lelia Graham
  - D) Conservation Easement – Don Herman
  - E) Emergency Preparedness – Lin Kolb
  - F) Finance – Brenda Bryan
  - G) Lake Management – Harold Voris
  - H) Landscape Review – Nancy Davis
  - I) Library Director – Barbara Meyer
  - J) Maintenance – Bob Cole
  - K) Newsletter – Jolene Overbeck
  - L) Outdoor Activities – inactive
  - M) Pool – Margo Williamson
  - N) Sunshine/Good Neighbor – Carolyn Gordon-Loebig
  - O) Welcome – Joan Smith
  - P) White Squirrel Lane – Marcia Schneider
  
- V) New Business
  - Upcoming mailing of proposed Covenants & Bylaws
  
- VI) Adjournment of Board Meeting
  
- VII) Open Discussion with Community

***Reminder:*  
SECOND QUARTERLY MEETING  
Thursday, June 15, 7:00 p.m.  
Clubhouse**

## TREASURER'S REPORT

### **Brenda Bryan, Treasurer**

221 of 222 Assessments, due January 31<sup>st</sup>, in the amount of \$110,500 has been deposited in the bank. \$4,400 of the \$4,800 in WSL road assessment has been received. Both quarterly condo user fees have been collected.

Through February, our operating expenses were \$ \$16,893.23 which includes our yearly insurance premium payment. The reserves have been funded for the year 2017. A capital reserve disbursement in the amount of \$6,301.25 for our 2-year mulching project has been paid.

As of February 28, we have a balance of \$347,065.19 in various bank accounts for current and future expenses. The Federal and State Tax forms have been filed. We owed no taxes.

## **DEERLAKE VILLAGE COMMUNITY ASSOCIATION FIRST QUARTER COMMITTEE REPORTS MARCH 16, 2017**

### ARCHITECTURAL REVIEW

#### **Phil Davis, Chair**

#### **Members: Bob Cole, Mike Domonkos, Bill Harper, Bob Kellar**

In Q1-2017 ARC approval was given for three requests to modify homes of residents:

- Reroof (with a new style & color shingle)
- Add two windows to a master bedroom
- Replace two 7-foot garage doors with 8-foot doors with glass lites

### CLUBHOUSE COMMITTEE

#### **Maggie Di Rocco Chair,**

#### **Members on Committee, Mary Schram, Irene Crosby, Caroline Gordon Loebig, Pat Crawford, Rita Decklever, Nancy Davis, Diane Hodson(TGIF coordinator)**

The Committee has taken pictures for the inventory of the Clubhouse, planned a Pizza Party for March 17th and will be getting another quote for repainting the clubhouse bathrooms.

### COMMUNITY RELATIONS

#### **Lelia Graham, Chair**

No report.

### CONSERVATION EASEMENT

#### **Don Herman, Chair**

#### **Members: Al Graham, Fred Granros, Dave Gunther, Gary Satkamp, Geoff Southworth, Harold Voris, Don Washington.**

Over the winter, the committee performed routine maintenance work – primarily removing trees/limbs that had fallen on the trails, trimming trailside bushes and working on trail erosion problems. Near the junction of the yellow and red trails, planted two native magnolia saplings that were donated by a resident.

### EMERGENCY PREPAREDNESS

#### **Lin Kolb, Chair**

#### **Member: Sue Hyde**

During the first quarter we have updated the Emergency Call Lists of residents in the Meadows, in the event of an emergency situation associated with the Deerlake Dam, and of all residents in Deerlake in the event of an emergency situation associated with any other hazard to property. These updates will be submitted to the Transylvania County emergency Management Office mid-March.

## FINANCE

**Brenda Bryan, Chair**

**Members: Dorothy Chapman, Don Herman, Kris Fulmer, Assistant Treasurer, Geoff Southworth**

During the first quarter of 2017 the committee:

- Reviewed 2016 expenses vs. budget. Also January and preliminary February financials from Carland & Andersen were reviewed;
- Discussed options for the upcoming CD maturing March 19, 2017, which we will not be renewing due to possible 2017 Capital Reserves spending;
- Discussed Lake Management Committee dam drain replacement expenses, proposals, contract, etc. which was presented by Harold Voris, Chair that Committee;
- Revised the Finance Committee Charter to be presented to the Board for approval in March;
- Reviewed DVCA's Insurance Policies and Vendors' Certificates of Insurance that are current or need to be updated.

## LAKE MANAGEMENT

**Harold Voris, Chair**

**Members: Fred Bahnson, Jack Baldrige, John Brown, Roy Cowan, Philip Davis, Morris Elsen, Pam Fuhrer, and Khoi Le**

The Lake Management Committee (LMC) has been very busy with routine tasks as well as planning for the replacement of the aging lake drain pipe. Late last year bids for the detailed engineering of a siphon drain replacement were requested from three firms. These bids are still under careful consideration by both the LMC and the Board of Directors. The project is complex and it requires engineering plans, NC state permits, and multiple bids from contractors. Our aim is to accomplish the project in 2017-2018.

As always, we are grateful to our informal *Friends of the Lake* group for assisting us in monitoring activities around the lake, and we invite anyone in our community who is interested in joining our Friends group to contact any committee member.

## LANDSCAPE REVIEW

**Nancy Davis, Chair**

**Members: Cindy Bland, Ginny Boettcher, Ernie Hodson, Burt Mullins, Susan Toscani**

The LRC has received 11 *Requests to Modify* the first quarter of 2017. Of these requests, 7 were approved as submitted, 2 were partially approved, and 2 requests are on hold due to possible changes in rules/regulations.

The requests included the following:

- Removing and/or trimming of trees (6)
- Landscaping modifications including shrubs and patio (3)
- Removing "living fences" in the Meadows and replacing with fencing(2)

The Landscape Review Committee is pleased to welcome Cindy Bland and Ginny Boetcher as new members and Susan Toscani as a returning member. Please contact the committee chair if you would be interested in participating as a member of the LRC. An interview with the committee members would be arranged.

The LRC has continued work on revising rules/regulations for landscaping modifications and has made a proposal to the DVCA board involving "living fences" in the Meadows. Residents will be given the opportunity to express their opinions before a formal decision is made. Homeowners will be notified when any changes have been approved by the Board.

## LIBRARY

**Barbara Meyer, Chair**

**Members: Jill Anderson, Anita Dorfman**

No report

## MAINTENANCE

**Bob Cole, Chair**

**Members: Patrick Crosby, Morris Elsen, Don Herman, Ken Kolb, Don Lampert, Jim Price, Jim Pierce, Tim Robinson, Joe Smith, Rich Spellman (35° North contact) Earl Stifflear, Chris Williamson**

**Projects Completed**

- Pressure wash woodwork on Clubhouse exterior
- Remove graffiti from railing on bridge over spillway
- Repaint and repair clubhouse outdoor bulletin board
- Monitor florescent light in basement
- 7 loads of gravel spread along creek in Meadows
- Emergency lights in clubhouse have new batteries or were replaced
- Light bulb replaced in ballroom
- Maintenance contractors list revised

**A Reminder, please remember to lock the front door when leaving the Clubhouse if business is completed!!**

## NEWSLETTER

**Jolene Overbeck, Editor**

No report.

## OUTDOOR ACTIVITIES (Inactive)

## POOL

**Margo Williamson, Chair**

**Members: Jack Baldrige, Pam Fuhrer, Lynne Foster, Sherry Lawter, Lisa McHenry, Judy Pierce, Linda Sierra**

No report.

## SUNSHINE/GOOD NEIGHBOR

**Carolyn Gordon-Loebig, chair**

Seven cards have been mailed during this first quarter.

## WELCOME

**Joan Smith, Chair**

**Members: Irene Crosby, Margo Williamson**

The Welcome Committee had an orientation on Thursday, February 9th at the Deerlake Village Clubhouse at 4:00 P.M. Six new homeowners were welcomed.

Committee members introduced ourselves while refreshments were being served and discussed the Covenants and Bylaws, and the fact that they are being revised. We also described the many committees that are a part of our Association urging new residents to get involved. We emphasized the importance of getting permission from the Architectural and Landscape Review Committees before doing any work outside. Many of those attending have already have volunteered to join committees.

## WHITE SQUIRREL LANE

**Marcia Schneider, Chair**

**Members of Committee: Lot owners on White Squirrel Lane**

No report.