

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

Directors present: Jack Baldrige, Brenda Bryan, Max Decklever, Kris Fulmer, Don Herman, Ken Kolb, Susan Zelle,

Community members present: Maggie Di Rocco, Joe and Joan Smith, Jill Anderson, Helen Herman, Harold Voris, John M. Brown III, Margo Williamson, Nancy and Phil Davis, Sue Jones, Diane Hodson, Linda Sierra, Irene and Patrick Crosby, Marilyn Baldrige, Robert Overbeck, Judy Pierce, Rita Decklever, Mary Katherine and Roy Hardman, Roy Cowan, Tim Robinson, Anne Stoutamire, Mike McCabe, Nick Rusiniak, Susan Toscani, Lelia Graham, Bob Cole, Bill ??

President Ken Kolb called the meeting to order saying “It’s good to be back!” He briefly summarized the health issues he has been dealing with since early December which included triple bypass surgery. He introduced the new Board members who have been appointed to fill vacancies due to health and personal reasons and thanked all committee chairs and members, many of whom were present, for their devotion and hard work, stating that the Board of Directors could not do its job effectively without the active support of our committees.

Kris Fulmer moved and Jack Baldrige seconded to approve the notes of the March 14, 2017 Work Session. Approved.

Treasurer Brenda Bryan read the following oral report to supplement her written report:

221 of 222 of our 2017 assessments due in January have been received. \$110,500 of the \$111,000 DVCA Budget has been deposited in the bank.

A second certified letter requesting payment for delinquent assessments, fees and interest will be sent to the delinquent lot owners on March 31st.

Only preliminary financials have been received from Carland & Andersen through the month of February.

Our preliminary operating expenses were \$16,893.23 which represents approximately 19% of our budget. \$8,489 represents payment of our insurance policies which is due in January.

The Reserves have been funded for the year. There has been one capital reserve disbursement in the amount of \$6,301.23 for our 2 year mulching project.

As of February 28th DVCA has \$347,065.00 in the bank for current and future expenses

The final February financial reports will be filed in the binder in the armoire when they are received and will be available for review.

The 2016 Federal and State Income Taxes have been filed and DVCA owed no taxes.

DVCA has a CD maturing 3/19 which will not be renewed

The Finance Committee has:

- Reviewed Dec 2016 Financials vs budget. Also, January and preliminary February 2017 financials;
- Discussed options for upcoming CD which was decided that will not be renewed due to scheduled Capital Reserve spending;
- Revised the FC Charter which will be presented to the Board for approval in April;
- Reviewed DVCA’s Insurance Policies and Insurance Certificates for updates;

- Reviewed and discussed the Lake Management Committee's upcoming project regarding a dam drain replacement, the presentation from Harold Voris, Chair, and the project's projected estimated costs.

Brenda thanked everyone from the Finance Committee for their patience, support and expertise through the transition of the Treasurer's job and, in particular, for the "hands on" training received from Jill Anderson.

Architectural Review Chair Phil Davis thanked his committee members for their work.

Clubhouse Chair Maggie Di Rocco thanked her committee members.

Conservation Easement Chair Don Herman asked those present if, while hiking our trails, they spot a tree fallen across a trail that they report it to any member of the Conservation Easement Committee. Judy Pierce reported a fallen tree on the White Trail.

Lake Management Chair Harold Voris reported that the committee has received three bids for engineering of the dam drain project and that the Board has approved the Terracon Consultants contract for the siphon drain. Work will be starting soon so Terracon employees will be on the dam and in that area. They will not have resident ID tags, but should not be fishing!!

Landscape Review Chair Nancy Davis thanked her members and welcomed new members Cindy Bland and Ginny Boettcher.

Maintenance Chair Bob Cole thanked his committee members.

Pool Chair Margo Williamson reported: The pool committee has received a few comments from the community concerning the pool rules published in the March *Diary*. They have met to consider and discuss these comments and have followed up with our recommendations to the Board. Please consult the upcoming May *Diary* for the final, Board approved, Pool Rules for 2017 or refer to the updated rules on our website. She also shared the good news that pool maintenance contractor, Rich Ritch, will continue to service our pool for another year and plans to train an apprentice who will, hopefully, take over in coming years.

Welcome Chair Joan Smith thanked her committee members. Ken Kolb asked residents to be sure to let the Welcome Committee know when new residents move in, just to assure that contact had been made so new folks are aware that we are a planned community governed by certain rules and regulations.

New Business:

President Ken Kolb reported that the Board continues to work on the governing documents. Many opportunities for community input have been offered and these suggestions along with the work of the Board have been reviewed by our attorneys. Plans are that by the end of March or early April we will mail a letter to all lot owners with the latest version of the Covenants and Bylaws which is currently available on the *News* page of our website. Community meetings are scheduled for April 20 and 26 for further input. The Board will study and consider all suggestions, weighing their impact on the community and if the majority seems to be in favor of such. There will only be a final attorney review if any significant changes are made. After this process is complete, a final version of the documents with a ballot to vote to approve will be mailed to all lot owners. As required by our governing documents, a special meeting will be called for this vote. Ballots can be mailed in or brought to that meeting.

With no further business, Ken adjourned the Q1 Board Meeting at 4:01 and welcomed comments/discussion from community members present.

Open Discussion with Community:

- Judy Pierce reported that Susan Sunflower will be out to look at the Monarch Way Station on Lot 2 to identify any invasives and determine if additional plantings are needed. If invasives need to be removed she will try to get help from Brevard College students again this year.

- Judy also reported that she, Linda Sierra, and Lynne Foster will co-chair the biennial Deerlake Village Community Garage Sale this year. It is planned for June 10 with a June 17 rain date. There will be an article in the upcoming *Diary*.
 - Michael McCabe asked about the yellow “No Trespassing” signs around the lake. Harold Voris explained that those signs are temporary and are placed over the standard green sign only when numerous poachers have been seen fishing, primarily during trout season.
 - Diane Hodson said that a “religious leader” had been to her house recently and wondered if others had been approached. One resident shared that he had been visited by Jehovah Witnesses.
 - Joe Smith asked if we could get the city to refresh the handicapped parking signage painted on the street near the clubhouse. Ken will contact the Public Works Director and explore options. There was some discussion of whether those spaces were city responsibility or ours and the specific regulations regarding such signage.
 - Margo Williamson said that the timing of the traffic light for exiting Deerlake seems to be longer, allowing more cars to pass through on green.
 - Bob Cole invited all to the Brevard College - Brevard Community Band at the Porter Center this evening.
- The meeting ended shortly before 4:30.

Respectfully submitted,

Kris Fulmer, Secretary, DVCA

ADDENDUM FIRST QUARTER, 2017

By email vote on December 16 - 17, 2016:

Kris Fulmer moved and Rich Spellman seconded that the Board accepts, with regrets, the resignation of Patrick Crosby, effective 1/2/2017. We deeply appreciate his years of service as a Director. Approved.

Kris Fulmer moved and Brenda Bryan seconded to approve the minutes of the 2016 Annual Meeting. Approved.

By email vote on December 18-19, 2016:

Kris Fulmer moved and Ken Kolb seconded to appoint Susan Zelle to the Board of Directors effective January 3, 2017 to complete the term of Patrick Crosby which ends in 2017. Approved.

January 10, 2017:

Brenda Bryan moved and Rich Spellman seconded to appoint Kris Fulmer as assistant treasurer. Approved.

Roy Cowan moved and Rich Spellman seconded to appoint Khoi Le to LMC. Approved.

Max Decklever moved and Brenda seconded to appoint Irene Crosby to Clubhouse. Approved.

By consensus, the Board agreed renew Jack Baldrige to another three-year term on Pool.

By email vote on January 11-12, 2017:

Roy Cowan moved and Kris Fulmer seconded to appoint Susan Toscani to a three-year term on the Landscape Review Committee. Approved.

January 17, 2017:

Susan Zelle moved and Max Decklever seconded to accept, with regrets, the resignation of Roy Cowan effective immediately. Approved.

Rich Spellman moved and Brenda Bryan seconded to appoint Don Herman to the Board to fill Roy Cowan's term. Approved.

Kris Fulmer moved and Susan Zelle seconded that the Board would hire an outside, independent firm to tally the ballots for the upcoming vote on Governing Documents in 2017. Approved.

On February 14, 2017:

Kris Fulmer moved and Max Decklever seconded to elect Don Herman as Vice President. Approved.

Susan Zelle moved and Brenda Bryan seconded to make the following appointments: Lelia Graham to Community Relations, Sue Hyde to Emergency Preparedness; Cindy Bland to Landscape Review; Ginny Boettcher to Landscape Review; and Lisa McHenry to Pool.

Brenda Bryan moved and Kris Fulmer seconded that the \$718.89 surplus from the 2016 Operating Budget be moved to the Contingency Fund. Approved.

Susan Zelle moved and Max Decklever seconded that the Treasurer be reimbursed \$85.34 for Excel software she needs. Approved.

Max Decklever moved and Don Herman seconded to remove dead pine tree from lakeside lot #3 using Contingency funds. Approved.

By email vote on February 15, 2017:

Kris Fulmer moved and Susan Zelle seconded to appoint Jack Baldrige to the Board of Directors to fill Rich Spellman's term which ends at the Annual Meeting in 2018. Approved.

On March 14, 2017:

Kris Fulmer moved and Susan Zelle seconded to approve the notes of the 2/14 work session. Approved.

Kris Fulmer moved and Susan Zelle seconded to approve the notes of the 3/10 work session. Approved.

Kris Fulmer moved and Susan Zelle seconded to appoint Phyllis Blunt to the Welcome Committee. Approved.

Don Herman moved and Jack Baldrige seconded to approve the removal of two dying Spruce trees in the Meadows Park. Will be funded from Contingency. Approved.

Max Decklever moved and Brenda Bryan seconded to approve the contract (as amended) with Terracon Consultants for design and construction services related to the installation of a reservoir siphon drain at a cost of \$24,550. Approved.

Max Decklever moved and Susan Zelle seconded that the Board proposal to add "Pool Committee" to the list of Committees mentioned in R&R PART 2, JUDICIAL PROCESS, Sec. 1 (a)(1) and Sec. 1(b) would be first reported in the next *Deerlake Diary*, thus providing an opportunity for community comment prior to final Board approval. Approved.

Brenda Bryan moved and Ken Kolb seconded that five benches would be replaced at the cost of \$290, to be paid from the Contingency fund. Approved.

By email vote on March 18-19, 2017:

Ken Kolb moved and Kris Fulmer seconded to approved the 2017 Pool Service Contract with Richard Ritch with the same costs as the 2016 contract. Approved.

By email vote on March 19 - 20, 2017:

Kris Fulmer moved and Brenda Bryan seconded to approve the Minutes of the March 16, 2017 First Quarterly Meeting. Approved.