

**Deerlake Village Community Association
Board of Directors
Second Quarterly Meeting
June 15, 2017 7:00 p.m.**

AGENDA

- I) Welcome – Call to Order – Don Herman, Vice President
 - A) Recognize New Residents
 - B) Thank You to All Committee Chairs and Members

- II) Approval of Notes of June 13, 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 – Don Herman
 - K) Membership Directory – Robert Overbeck
 - L) Newsletter – Jolene Overbeck
 - M) Pool –Margo Williamson
 - N) Sunshine/Good Neighbor – Carolyn Gordon-Loebig
 - O) Welcome – Joan Smith
 - P) White Squirrel Lane – Marcia Schneider

- V) New Business
 - A) 2017 Community Garage Sale - Judy Pierce
 - B) Update on lots 2 & 3 - Judy Pierce

- III) Adjournment of the Board Meeting

- IV) Open Discussion

Reminder:
THIRD QUARTERLY MEETING
Thursday, September 14, 2017, 3:30 p.m.
Clubhouse

TREASURER'S REPORT

Brenda Bryan, Treasurer

As of May 31, 2017, DVCA has \$335,633.09 deposited in various banks for current and future expenditures. All assessments for 2017 have been collected and deposited. Our Operating Expenses through the month of May were \$30,014.75 which represents approximately 33.41% of our 2017 budget.

DVCA had one capital disbursement in the amount of \$2,065.00 this quarter payable to Terracon Consultants Inc. as Task 1 payment for the dam drain pipe replacement project. \$290.00 was disbursed from our Contingency Reserve for replacement benches.

The monthly financial reports from Carland & Andersen through May 31, 2017 are filed in the binder in the armoire and are available for review.

DEERLAKE VILLAGE COMMUNITY ASSOCIATION SECOND QUARTER COMMITTEE REPORTS JUNE 15, 2017

ARCHITECTURAL REVIEW

Phil Davis, Chair

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

In the second quarter of 2017 ARC approval was given for two requests-to-modify homes of residents:

- Repair or replace a leaning stone pillar at the front entry
- Repaint the exterior of a home

CLUBHOUSE COMMITTEE

Maggie DiRocco, Chair

Members: Phyllis Blackard, Irene Crosby, Pat Crawford, Nancy Davis, Rita Decklever, Carolyn Gordon-Loebig, Diane Hodson (TGIF Coordinator), Mary Schram

- 4 Private Parties
- Purchased Supplies
- Removed Wallpaper in Ladies Room
- Ladies Room will be painted in July
- Carpet cleaned in Clubhouse
- Scheduled Pizza Party for October 20th

COMMUNITY RELATIONS

Chair: Lelia Graham

Members:

One incident of unkempt property settled amicably.

One incident of garbage cans visible from the street. Resolved.

CONSERVATION EASEMENT

Don Herman, Chair

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

Performed routine maintenance work – primarily removing trees and limbs that had fallen on the trails and trimming trailside bushes - and continued work on removing invasive species (privet, stilt grass and multiflora rose) along the yellow trail.

Six members volunteered to extend their term on the committee for an additional 3 years. They are - Fred Granros, Don Herman, Gary Satkamp, Geoff Southworth, Harold Voris, Don Washington.

EMERGENCY PREPAREDNESS

Lin Kolb, Chair

Member: Sue Hyde

No report.

FINANCE

Brenda Bryan, Chair

Members: Dorothy Chapman, Don Herman, Geoff Southworth, Kris Fulmer, assistant treasurer

During the second quarter of 2017 the committee:

- Reviewed Financials from Carland & Anderson through May 31, 2017
- Received Board approval of the revised Finance Committee Charter dated 4/11/2017
- Reviewed all Certificate of Insurance information required from those employed by DVCA during the current year determining which vendors required updated information.
- Received Board approval for Geoff Southworth's 3-year term renewal ending 6/20

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 busy with routine tasks including dam inspections and maintenance, as well as responding to fishing and boating issues. There has been progress on the project to replace the aging lake drain pipe. The Board of Directors approved the bid from Terracon Engineering for the

planning and oversight of the drain pipe decommissioning and replacement. The dam survey has been completed and preliminary drawings and cost estimates for the construction phase of the project are expected this summer. 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, Bryan Padrick, Ken Sierra, Susan Toscani

As of June 7, 2017 the LRC had received 17 *Requests to Modify* this quarter. Of these requests, 14 were approved as submitted, 1 request was partially approved, and 2 requests were denied. There have been a total of 28 requests so far in 2017. Due to rule changes, permits were issued for 4 requests that were previously denied.

The requests included the following:

- Remove and/or trim trees (41%)
- Install landscape modifications including shrubs, walkway, or steps (41%)
- Install pet enclosure (6%)
- Remove and/or replace living fences and pillars in the Meadows (12%)

The LRC made the following recommendations for Changes to Rules and Regulations Part I Article V Part B 2c Fences which were approved by the DVCA Board on May 9, 2017:

“Fencing is permitted in the Meadows only. Standards set for the Meadows are that a fence be not more than 4 feet high and must be consistent with the style/type currently existing in the neighborhood. Only one type of fencing may be used on any given lot. A fenced area may not be totally enclosed.

Originally constructed fences in the Meadows may be altered or removed with written approval from the LRC. Hedges between brick pillars are considered living fences and may be replaced with an evergreen hedge or with fencing approved by the LRC. Living fences and pillars may be removed with written approval from the LRC.”

Residents wishing to make changes must submit a Request to Modify form that can be found on the DVCA website or in the armoire in the clubhouse. Please return the requests to the red folder in the armoire when completed, and **it is important that residents attach photos or drawings and descriptions to explain their *Requests to Modify***. After review and approval, the LRC will then issue a permit. No changes can be made without the required permit. Requests will be reviewed in a timely manner, but please allow 2 weeks when planning your project.

We'd like to thank **Ken Sierra** for his service to the Landscape Review Committee as he will be leaving his position in June. Please contact any member of the committee if you are interested in volunteering as a participant of the Landscape Review Committee. An interview with the committee members will be arranged.

LIBRARY

Barbara Meyer, Chair

Members: Jill Anderson, Anita Dorfman

No report.

MAINTENANCE

Bob Cole, Chair

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

- **Completed Projects:**

- Refurbish bench in Meadows
- Remove and dispose of benches by lake and damm
- Repair and paint benches by shuffleboard and place by lake
- 2017 Lawn maintenance contract
- Remove and replace door to pool chemical shed
- Dispose of old door

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

MEMBERSHIP DIRECTORY

Robert Overbeck, Chair

Residents should email any information of changes in property ownership and/or contact information (phone numbers, email addresses) to deerlakediary@gmail.com.

NEWSLETTER

Jolene Overbeck, Editor

Production of the *Diary* continues as it has historically. There are no significant changes to report. Thanks to Jean and John Reisch for their help in folding and preparing the *Diary* for mailing.

POOL

Margo Williamson, Chair

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

*Pool opened on May 18, 2017, with Dick Ritch once again caring for our pool. He has also brought on his intern, Justin Lopez, to shadow him and learn the specifics of our pool, should he decide to take over for Dick. He has all the qualifications necessary by NC law should the Board decide to accept his contract for the 2018 season.

*New pools rules were approved by the Board and are on our website. Specific rules regarding the Judicial Process are in place for any rule infractions. It is your responsibility to FAMILIARIZE YOURSELF WITH POOL RULES and follow them.

*Sign up desk has been mounted on the wall nearest the lower clubhouse door. **EVERYONE** - residents, their houseguests, and any day visitors - **must sign in AT EVERY VISIT.**

*If you are in need of a gate key (one per household at no charge; replacement key at \$15) please contact Margo Williamson at 862-3267.

*If you are in need of a Resident Badge (to be displayed at the pool and throughout Deerlake), please contact Kris Fulmer.

*Adult Swim begins once school closes, on June 9, and throughout the summer, DAILY from 4-6 PM, until school resumes in the fall.

*Pool aerobics will begin on June 12, and then every M, W, and Friday from 10-11AM.

*Broken glass was found on the pool deck prior to Memorial Day weekend, causing great concern for everyone's health. **NO GLASS OF ANY KIND IS ALLOWED WITHIN THE POOL ENCLOSURE!**

*Due to misuse of hair products by unsupervised users in the lower showers, the Pool Committee will no longer be providing shower toiletries. Please carry your own products in and out of the pool showers.

*The Pool Committee contacted Paradise Pool in March, and several times since, for deck patching and tile re-grouting, but hasn't heard back from them. This repair might cause the pool to be closed for a short period during pool season, something we were hoping to avoid. We ask for your patience in this matter.

*Treating the pool, its enclosure, and all equipment with respect is appreciated by the Pool Committee.

*A big thanks to the Pool Committee members, friends of the pool, and the Board members, for their support and hard work getting the pool ready and helping to keep it a safe environment for all.

*Thanks to everyone for all the support in getting this season going. I can't stress how much your help means to me. I would not, I repeat, **WOULD NOT**, be able to do this without your shoulders to support me!! And that includes the Board, which has been very patient and helpful...thank you all!!!!

SUNSHINE/GOOD NEIGHBOR

Carolyn Gordon-Loebig, Chair

During the last 3 months 7 cards have been mailed to members of the community.

WELCOME

Joan Smith, Chair

Members of Committee: Phyllis Blunt, Irene Crosby, Margo Williamson

The Welcome Committee sent Welcome Packets to seven newcomers. We also sent them invitations to our orientation meeting to be held on June 15th at the Deerlake Village Clubhouse. So far, we have received three responses.

We welcome Phyllis Blunt to our committee. She has lived in our community previously and we know she will be a great asset to the community. I am stepping down as chair to let others take on the responsibility and have the enjoyment of meeting and greeting new residents. The committee will recommend one of their members to the Board to be appointed as Chair.

WHITE SQUIRREL LANE

Marcia Schneider, Chair

Members of Committee: Lot owners on White Squirrel Lane

WSL road and drain cleaning was performed in April and May.

Homeowners will continue to maintain their roadside weed trimming.