

**Deerlake Village Community Association  
Board of Directors  
Third Quarterly Meeting  
September 14, 2017 3:30 p.m.**

- I) Welcome – Call to Order – Ken Kolb Recognize New Residents
  - A. Recognize New Residents
  - B. Thank You to All Committee Chairs and Members
  
- II) Approval of Notes of September 12, 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, Sue Hyde, Co-chairs
  - F. Finance – Brenda Bryan
  - G. Lake Management – Harold Voris
  - H. Landscape Review – Ernie Hodson
  - I. Library Director –
  - J. Maintenance – Tim Robinson
  - K. Newsletter – Jolene Overbeck
  - L. Pool – Margo Williamson
  - M. Sunshine/Good Neighbor – Carolyn Gordon-Loebig
  - N. Welcome – Phyllis Blunt, Irene Crosby, Co-chairs
  - O. White Squirrel Lane – Marcia Schneider
  
- V) Board Elections - Ken Kolb - Nominations from the Floor?
  
- VI) New Business
  
- VII) Adjournment
  
- Open Discussion with Community

*Reminders:*  
**SPECIAL MEETING TO APPROVE PROPOSED 2017 GOVERNING DOCUMENTS**  
**Thursday, October 12, 11:30 a.m., Clubhouse**  
**(You are encouraged to mail your ballot before this meeting if you so wish.)**  
**ANNUAL MEETING**  
**Thursday, December 7, 3:30 p.m.**  
**Rogow Room, Transylvania Library**

## TREASURER'S REPORT

### **Brenda Bryan, Treasurer**

We have received the 3<sup>rd</sup> Quarter user fees from the condos in July 2017.

Through August, our operating expenses were \$ 55,524.74 which is 61.8 percent of our operating budget. We have had \$6,850.71 disbursed from the capital reserve account for the quarter, consisting of two payments to Terracon Consultants totaling \$6,355.00 towards the consulting contract for the dam drain pipe replacement project. We also disbursed \$495.71 in expenses for the Clubhouse women's bathroom update and painting. \$550.00 was disbursed from the contingency reserve payable to High Country Tree Service for tree removal.

## **DEERLAKE VILLAGE COMMUNITY ASSOCIATION THIRD QUARTER COMMITTEE REPORTS SEPTEMBER 14, 2017**

### ARCHITECTURAL REVIEW

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

#### **Members: Bob Anson, Bill Harper, Bob Kellar, Bob Cole**

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

- Addition of sun-tubes through the roof
- Paint shutters
- Installation of a retractable fabric awning
- Paint shutters and front door
- Add wooden decorative spandrel molding above porch

Discussions continue with Bob (& Sandra) Purcell regarding new home construction on Lot # 59 Deerlake Road (between homes at 668 and 712 Deerlake Road). No new construction application or home plans have been submitted for ARC approval at this time.

The ARC would like to thank Mike Domonkos for his years of voluntary service to our Committee. His reasoned thoughts and advice have been greatly appreciated by all of those who have had the privilege of working with him for these many years.

Also, we would like to welcome Bob Anson as a new member of the ARC. Bob and Joy live at 183 Fox Cross Dr. and moved to Deerlake last year from Sherwood Forest. In the Sherwood Forest homeowners association Bob served as co-chairman of their ARC for 2 years. He also served on the Sherwood Forest Board as both Vice President and President. During his tenure on their ARC he helped rewrite and reorganize the ARC manual of rules and regulations. Thank you for volunteering for the ARC, Bob.

### CLUBHOUSE COMMITTEE

#### **Maggie DiRocco, Chair**

#### **Members: Phyllis Blackard, Pat Crawford, Irene Crosby, Nancy Davis, Rita Decklever, Carolyn Gordon-Loebig, Diane Hodson (TGIF & Purple Flag Co-ordinator), Mary Schram**

- 5 Private Parties
- Removed Wallpaper in Men's Room
- Men's Room scheduled to be painted in September
- TGIF still well attended
- Pizza Party October 20th, 2017

## COMMUNITY RELATIONS

### **Lelia Graham, Chair**

4 property owners not in compliance with covenant relating to signs. All 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. Continued work on removing invasive species (primarily stilt grass) along the yellow trail. Removal of invasives has resulted in a marked increase of native plants including jewel weed, ferns, jack in the pulpit, trout lily, and hill cane.

## EMERGENCY PREPAREDNESS

### **Sue Hyde & Lin Kolb, Co-Chairs**

During the third quarter we have maintained and updated Emergency Call Lists as residents or owners have changed.

Residents are encouraged to maintain ready access to DVCA Emergency Evacuation procedures and to keep on hand, or be able to put together quickly, an emergency kit, the details of which are included on the DVCA website.

## FINANCE

### **Brenda Bryan, Chair**

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

Committee chairs have submitted budget requests for 2018. The Finance Committee has begun working on the 2018 Operating and Reserve Budgets. First and second drafts have been generated. Review will continue before presentation to the Board for consideration.

## LAKE MANAGEMENT

### **Harold Voris, Chair**

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

This summer the Lake Management Committee has been busy with various routine tasks including dam inspections, and fishing and boating issues. The project to replace the aging lake drain pipe has progressed slowly. Terracon Engineering has produced a preliminary plan for a siphon drain replacement and is now working on revisions of that plan, as well as a plan for the decommissioning of the old drain pipe. The project has several phases and requires engineering plans, NC state permits, and multiple bids from contractors. Our aim is to complete 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

**Ernie Hodson, Chair**

**Members: Mary Agnew, Ginny Boettcher, Cindy Bland, Brian Padrick, Susan Toscani**

Third quarter saw the change over of committee chair from Nancy Davis to Ernie Hosdon, and the welcoming of new member, Mary Agnew. The committee made a number of visits throughout Deerlake to review and approve landscape designs and, more often, tree removals. The committee will be working this year on a revising Rules and Regulations Part 8 Modification Standards, with input from the community and final approval by the Board. (Reported by Susan Toscani.)

## LIBRARY

No report.

## MAINTENANCE

**Tim Robinson, Chair**

**Members: Bob Agnew, Bob Cole, Patrick Crosby, Don Herman, Ken Kolb, Jim Price, Jim Pierce, Joe Smith, Earl Stifflear, Chris Williamson**

Tim Robinson was appointed Chair of this committee as Bob Cole has elected to relinquish the job while remaining on the committee. Chris Williamson volunteered to be liaison to landscape contractor 35 Degrees North.

Daily clubhouse monitoring has continued during the quarter. Occasional doors left unlocked or lights left on have been the only issues.

### Completed Projects:

- Installed new lighting fixture in ladies locker room
- Repaired ceiling in ballroom above the southern window box
- Repaired window sill in men's room
- Treated mildew stained north-facing roof of clubhouse
- Covered insulation above AC units under ballroom that were clogging the units
- Removed several dying cherry trees in the Meadows as part of our ongoing strategy
- Cleared overgrown foliage and shrubbery around the clubhouse
- Fixed weather-strip binding on interior door of ballroom
- Pressure washed and sealed floor of Meadows pergola and opened drains for rainwater

## NEWSLETTER

**Jolene Overbeck, Editor**

Nothing to report other than the *Diary* has been published monthly since the last Quarterly meeting. Thanks to Nancy Davis who supplied the Gardener's Almanac until Ernie Hodson took over as Chair of the Landscape Review Committee and who has supplied the Almanac for the last two months. Ongoing thanks to Jean and John Reisch for helping each month by folding and tabbing the newsletter and to Kris Fulmer for proofreading. Please send ideas for articles to the *Diary* to [deerlakediary@gmail.com](mailto:deerlakediary@gmail.com) as they would be most welcome.

## POOL

**Margo Williamson, Chair**

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

- Pool season 2017 went smoothly, with most people following the rules for signing in themselves and their guests. There was still some confusion about the difference between a **houseguest** (staying overnight with residents in their house) and a **day visitor** (coming to spend the day with resident then returning to their own home). We respectfully asked residents to comply with this rule, but still had evidence of rule bending. The

Pool Committee will be meeting in October to discuss this issue and to consider how to make the distinction clear in the 2018 Pool Rules.

- Senior residents were very appreciative of their Adult Swim time (4-6 PM daily) for peaceful lap swimming. Adult Swim began when school ended and ceased when school began.
- We had over 600 visits to the pool by residents and their visitors in July, and 450 visits, and counting, in August/September. We issued pool keys to 14 residents, many of them first time pool users.
- The Pool Committee contacted *Paradise Pools* in March, and several times since, for deck patching and tile re-grouting, but haven't heard from them all summer. We are hoping that these repairs will be completed this fall.
- As reported in the latest *Diary*, Dick Ritch, our pool man, is retiring at the close of this season. There will be a "Good Luck" card in the sign in desk for any pool visitors to sign if interested. Justin Lopez is working to complete all the qualifications required by NC law, and it is hoped that the Board will approve his contract for the 2018 season when presented by the Committee.
- Our pool may be closing sooner than expected if the current temperature trend continues. The tentative closing date is September 18th, but please check the green bulletin board in front of the clubhouse for updated information.
- A big thanks to Pool Committee members, Jack Baldrige, Max Decklever, Lynne Foster, Pam Fuhrer, Sherry Lawter, Lisa McHenry, Judy Pierce, and Linda Sierra, who have helped me these past three years in more ways than they know. I hope one of them will feel confident to step up as Chair and continue our efforts to keep the Deerlake Village pool running smoothly. I also thank all the Friends of the Pool, and the Board members, for their support and hard work during my term as Pool Chair.

### **SUNSHINE/GOOD NEIGHBOR**

**Carolyn Gordon-Loebig, chair**

Nine cards have been mailed during the last reporting period.

### **WELCOME**

**Phyllis Blunt, Irene Crosby, Co-Chairs**

**Members: Bob Agnew, Margo Williamson**

Since June, co-chair Joan Smith retired from the Welcome Committee and we now have new co-chairs, Phyllis Blunt and Irene Crosby. We welcomed Bob Agnew as a committee member. Four new households attended our June 15th orientation, and Margo posted information in the July and August *Diary* on seven new households. We met in August to review our charter with new members and share plans with Kris Fulmer, our Board liaison. At this meeting we sent out invitations for our September 21st Orientation to six new households; five households confirmed they would be attending.

### **WHITE SQUIRREL LANE**

**Marcia Schneider, Chair**

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

- WSL road and drain cleaning was performed in July.
- Trash bin was repaired by Jack Schneider
- Homeowners will continue to maintain their roadside weed trimming.