

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

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

**Community members present: Ernie Hodson, Patricia Cronauer, Rita Decklever, Ted Fuchs, Earl Stifflear, Irene & Patrick Crosby, Jolene Overbeck, Joe and Joan Smith, Jill Anderson, Helen Herman, Harold Voris, Nancy and Phil Davis, Jim Pierce, Mary Kathryn & Roy Hardman, Tim Robinson, Lelia and Al Graham, Linda Voll, Carolyn & Ted Fredley, John M. Brown III, Lee Rush, Penny Grecni, Margo Williamson, Bill Riecke, Sylvia Becker, Jeanne Denon**

President Ken Kolb called the meeting to order at 3:01, noting that he had missed the Annual Meeting and the first Quarterly meeting in March due to health reasons and the June Quarterly meeting due to overseas travel and that three Directors were out of town now. However, the Board had a quorum and could proceed. He recognized and welcomed new resident Penny Grecni of Quail Run Circle. As usual, Ken heartily thanked the many committee chairs and members who devote many hours and labor to make Deerlake the premier, self-managed community it is so well-known for today. Without their enthusiasm and support, the Directors would be hard-pressed to fulfill their duties.

Ken reported that the Board has been hard at work for well over a year reviewing and revising the governing documents written in 2006. Input from committees, individuals, as well as our attorneys, has been incorporated into the final proposed 2017 Covenants and Bylaws which will be distributed in later this month. To save the expense of mailing and to personally encourage owners' support, the Board is committed to hand deliver to all owners living in Deerlake properties. Documents will be sent first class mail to out of town owners and those who are not home when Directors attempt to deliver. Ken strongly urged DVCA members to vote "yes" on the governance documents ballot. A majority vote, 112 yes, is needed for passage. Ballots will be turned over to our accountant, Carland & Andersen, for tally. Results will be reported to the community as soon as received. (Notice will be placed on the bulletin board outside the clubhouse.) After approval, the document will be registered at the office of the Transylvania County Registrar of Deeds.

As outgoing Director, Ken is chairing the Nominating Committee. He reported that they have been hard at work, canvassing the neighborhood in search of owners willing to fill one of the three Directors positions that will be open for 2018-2020 terms. They have yet to conclude their work; candidates will be announced as soon as determined and a ballot for vote will be in the Annual Meeting mailing.

**Kris Fulmer moved and Max Decklever seconded to approve the notes of the September 12, 2017 Work Session. Approved.**

Committee Reports were reviewed. Additional comments were:

- **Treasurer** - Ken re-iterated that Brenda Bryan is traveling and that the Finance Committee is hard at work preparing 2018 Operating and Reserve Budgets based on input from committees with budgets. They will present a recommendation to the Board for approval sometime in October. He noted that the Lake Management Reserve Budget is being spent due to the dam drain pipe replacement. He opined that we are confident our dam is safe now and would have held had we received the predicted rainfall from recent hurricane Irma. Ken added that the Board is committed to funding projects identified as needed by our committees while keeping assessments "on an even keel" with no major fluctuations.

- Lake Management Committee - Harold Voris thanked his committee members, John Brown, Khoi Le, and Morris Elsen, who are directly managing the dam drain replacement project, as well as other members who have spent countless hours in meetings researching, planning and overseeing this extensive, multi-year project. He also thanked Margo and the Pool Committee for a great pool season and for having the pool heated for early morning swimmers.
- Landscape Review - Ernie Hodson welcomed and thanked new members Mary Agnew, Ginny Boettcher, and Cindy Bland. He reported the committee has processed approximately fifty applications for this season. They try to respond to each application within one week of receipt, but are a little behind now because several members have been traveling. Ken thanked Ernie for stepping up to chair LRC, recognizing that this is perhaps one of the most challenging committees to chair because decisions can sometimes be contentious. Don Herman, Board liaison, added his thanks to Ernie whose term was to expire in July, but he was willing to continue on as Chair just to help out.
- Maintenance - Tim Robinson thanked Bob Agnew for volunteering as a new member.
- Pool - Margo Williamson announced that the pool would be closed on September 25. She asked the Board about the contract process for next year as there would be a new pool operator. Ken replied that the Committee would negotiate the contract as usual and submit it to the Board for approval. Ken added that, in view of problems with infractions this year, close attention would need to be paid to Pool Rules for 2018 to ensure that they are as specific and not subject to interpretation as possible. Ken also reminded that all of our Rules and Regulations, as they are revised in 2018, will be written with input from the community as well as from committees and the Board.

**As required by our governing documents, Ken opened the floor to nominations for three positions as Director. There were no nominations.**

There was no new business. The Board meeting adjourned at 3:59 and Ken opened the floor to Discussion with the Community.

- Roy Hardman asked to Board about repair of all the potholes on city streets within Deerlake. Ken responded that Karen Cole had noted the potholes and reported her list to the city. He will check with Karen to see if there has been a response. If none, he will contact Public Works. Ernie Hodson reported that he had photographed the potholes last year and took a CD with those photos to the City Manager. No action resulted. He was told they were due mainly to water and sewer problems.
- Jeanne Denon asked about the roaming bears problem. It was noted that many residents have removed bird feeders. Margo Williamson noted that raccoons and skunks are also nuisances; Patrick Crosby added possums to the list.
- Jim Pierce said that he had called the city re: the West Loop Project after it was mentioned in a recent report in the *Transylvania Times* on road projects. He was told it was planned to begin at the property that was once “Mr. Pete’s”, but there is currently no funding available for the project. Jim added that Sue Boxill has an abundance of irises she is willing to give to any one interested. He also reported that he and Judy are “fostering” over one hundred Monarchs in various stages of development. They have tagged and released more than forty.

With no further comments, the meeting ended at 4:07 p.m.

Respectfully submitted,

Kris Fulmer, Secretary, DVCA

## THIRD QUARTER 2017 ADDENDUM TO THE MINUTES

By email vote on June 18 - 19, 2017, Kris Fulmer moved and Susan Zelle seconded to approve the Minutes of the Second Quarterly Meeting held on June 15, 2017. Approved.

### July 11, 2017:

Jack Baldrige moved and Kris Fulmer seconded to appoint Tim Robinson as Maintenance Committee Chair. Approved.

Jack Baldrige moved and Kris Fulmer seconded to appoint to the Maintenance Committee for three year terms: Bob Agnew, Patrick Crosby, Ken Kolb, Joe Smith, Earl Stifflear, Chris Williamson. Approved.

Kris Fulmer moved and Max Decklever seconded to appoint Bob Agnew to the Welcome Committee. Approved.

Ken Kolb moved and Kris Fulmer seconded to appoint John Brown, Joe Smith, Bill Riecke, Burt Mullins, Susan Toscani, and Nancy Davis to the 2017 Nominating Committee. Approved.

### August 8, 2017:

Kris Fulmer moved and Don Herman seconded to approve the July 11, 2017 Work Session Notes. Approved.

Don Herman moved and Susan Zelle seconded to charge any expenditures for the refurbishment of Deerlake Village signs to the Maintenance Account. Approved.

Brenda Bryan moved and Don Herman seconded to approve proposed changes to the *Collection of Assessments Policy*. Approved.

Susan Zelle moved and Brenda Bryan seconded to appoint Bob Anson to the Architectural Review Committee. Approved.

### August 16, 2017:

Brenda Bryan moved and Jack Baldrige seconded to spend \$250 to hire the firm of Carland & Andersen, certified public accountants, to count ballots of the upcoming vote on the 2017 Proposed Governing Documents. Approved.

### September 12, 2017:

Kris Fulmer moved and Max Decklever seconded to approve the Work Session Notes of August 8, 2017 and August 16, 2017. Approved.

Don Herman moved and Kris Fulmer seconded to appoint Mary Agnew to Landscape Review Committee. Approved.