

**Deerlake Village Community Association
Board of Directors
Quarterly Meeting
September 15, 2009**

AGENDA

- I) Welcome – Call to Order – Kris Fulmer
 - A) Recognize New Residents
 - B) Thank You to All Committee Chairs and Members
- II) Approval of Notes of 9/15/09 Work Session
- III) Treasurer’s Report – Bob Gibson
- IV) Committee Reports
 - A) Architectural Review – Bob Cole
 - B) Clubhouse– Maggie DiRocco
 - C) Community Relations – Ed Becker
 - D) Conservation Easement – Roy Hardman
 - E) Emergency Preparedness - Peter Findlay
 - F) Finance – Bob Gibson
 - G) Good Neighbor – Marty Bowsky
 - H) Lake Management – Tim Robinson, acting **(Chair needed)**
 - I) Landscape Review – Sue Jones
 - J) Library Director – Barbara Meyer
 - K) Maintenance – Don Herman
 - L) Membership Directory – Ruth Behrens
 - M) Newsletter – Lil Clark
 - N) Outdoor Activities – Bob Sibley
 - O) Pool – Pam Fuhrer
 - P) Sunshine – Pat Grant
 - Q) Welcome – Betty and Harry Newman
 - R) White Squirrel Lane - Elaine Gray
- V) Unfinished Business
 - A) Nominating Committee Report – Marilyn
 - B) Purple pennant for clubhouse bulletin board – Kris, Betsey Willis
- VI) New Business
 - A) Permit/pass system for amenities – a discussion
 - B) Accept Maryln’s resignation; appoint Anne Misek
 - C) Silvermont Tree
 - 1) Donations needed – Anne Misek
 - 2) Plans for next year; start saving now – Lynne Hastie
- VII) Adjournment
- VIII) Open Discussion with the Community

Conversation with Mayor Jimmy Harris, Tuesday, September 29th, 3:00 p.m.

**ANNUAL MEETING
Thursday, DECEMBER 10, 2009, 3:30 p.m., Transylvania Co. Library**

TREASURER'S REPORT

Bob Gibson

- Through the end of July, total revenue was \$95,280 while operating expenses were only \$39,927. During the first seven months of the year, net assets have increased by \$55,856, to a total of \$343,139.
- Our spending remains under control. We are under budget through July and, barring a major financial surprise, we will probably finish the year under budget. We have significant reserves set aside for unexpected expenses. When we have unanticipated expenses, such as the recent leak in the dam, we have been able to handle them easily.
- Because interest rates are so low, we are not earning a great deal from our various CDs, savings and money market accounts right now. But our major source of income is assessments, not investments. We appear to have adequate reserves and so far have not been troubled by low interest rates or the economic malaise of the US economy.

DEERLAKE VILLAGE COMMUNITY ASSOCIATION THIRD QUARTER COMMITTEE REPORTS September 15, 2009

ARCHITECTURAL REVIEW

Bob Cole, Chair

Members: Ellery Gray, Bill Harper, Bob Kellar, Russell Newton, Jr.

- Projects completed: roof re-shingled with different color; concrete deck stained terra cotta to match brick foundation; new porch & walk installed; deck replaced.
- Projects in progress: A new home for Fred and Carlene Ragan on lot 16 Creekside approved; approved in second quarter to change the front door and garage door

CLUBHOUSE COMMITTEE

Maggie DiRocco, Chair

Members: Phyllis Blackard, Ginny Ehr, Sally Gould, Elaine Gray, Barbara Meyer, Maree Rankin, Joy Steflik, Ellie Thoben, Linda Voll

- TGIF parties are well attended the last Friday of every month
- Revised all Clubhouse documents (Rental Agreement, Private Use of the Clubhouse, Checklist for Clean-up After Clubhouse Functions, Locations of Clubhouse Equipment and Supplies)
- Bought a new refrigerator
- Private parties July 25th, August 15th, September 19th.
- Renewed Cleaning Contract
- Planning for Dog Show October 4th
- Worked and sent in Budget Request
- Finalizing plans for the Catered Christmas Party on December 12th.
- Will decorate the Clubhouse on December 1st

COMMUNITY RELATIONS

Ed Becker, Chair

Members: Harry Newman, Roberta Price

Multiple complaints were received from several residents (unmowed grass, over-grown weeds, unsightly garbage, vehicles parked on the grass of a rental property, excessive speeding, unleashed dog, barking dog, unaccompanied guest in the pool). Conversations have been initiated with all parties of these incidents (including owners of rental properties) and corrective measures have been promised.

Diary articles:

- Write-up on the importance of good "curb appeal" to maintain the excellent appearance of Deerlake Village was published in *Diary*

- Write-up on the hazard of excessive speeding (over speed limit) in Deerlake Village was published in *Diary*.

Observation: As more Deerlake Village properties are rented during the down housing market, we should be vigilant to deterioration of property appearance and maintenance. Property owners of rental properties have been reminded of their responsibilities under the Deerlake Village Covenants.

CONSERVATION EASEMENT

Roy Hardman, Chair

Members: Don Herman, Parke Sickler

In the balance of this year, we will complete the decking replacement on Walter's Bridge at the end of the dam. Volunteers will handle this, as has been our custom. No major expenses are anticipated for next year other than routine trail maintenance, although reserves should be considered for eventual bridge replacement.

EMERGENCY PREPAREDNESS

Peter Findlay, Chair

Members: Anne Findlay, Joyce Montgomery

- During the third quarter, updating the "Deerlake Village Emergency Action Plan" was completed. Two copies, as required, have been issued to the North Carolina Department of Environment and Natural Resources, Charlotte, NC. The Plan includes an Emergency Call List, compiled to notify residents in the Meadows, in the event of an emergency situation associated with the Deer Lake dam.
- A copy of the Plan has also been provided to the Transylvania County Communications Center and the Emergency Call List of Meadows residents, with their telephone numbers, will be entered into the Center's "Reverse 911" system for use in the unlikely event of an emergency associated with floodwaters emanating from the Deer Lake dam.
- In addition, the Center has been provided with an updated list of all Deerlake Village residents, with their telephone numbers, listed by selected geographical sites within Deerlake, for use in the event of any other form of emergency e.g. fire hazard, earthquake, et al, that may affect part of, or all residents in Deerlake Village.
- Residents are encouraged to maintain ready access to DVCA Emergency Evacuation procedures. Also, to keep on hand, or be able to put together with a minimum of delay, an emergency kit as previously recommended by this committee, details of which are available on the DVCA website.

FINANCE

Bob Gibson, Chair

Members: Jack Hart, Don Herman, Bill Jones

After reviewing the July financial statements, the Committee looked at the preliminary operating budget for 2010. While much work remains on the budget, the Committee is optimistic that 2010 operating expenses will be no more than 2009 operating expenses. The Committee will now turn its attention to the contingency and reserve accounts. The Committee also recommended some minor changes to our investment policy.

GOOD NEIGHBOR

Marty Bowsky, Chair

No report.

LAKE MANAGEMENT

Chair: vacant

Members: John Bell, Tim Robinson, Betsy Craig, Bob Rankin, Joe Smith, John Grant, Bill Lovejoy

The Lake Management Committee met once during the third quarter. The following outlines activities/projects during that period:

- Assisted members of the Maintenance Committee to temporarily stop the lake valve outflow caused by valve stem broken during required maintenance.
- The Committee repaired leaks in the spillway while the lake level was down.
- Sent SCUBA diver to clear small stone blocking valve and close it allowing lake to fill.
- Ordered and replaced the lake drain gate valve stem.

- Recommended to DVCA Board that Holbrook and Nichols of Lake Toxaway be hired to clean out and enlarge the tributary forebays/catch basins. This expense has been planned in lake reserves.
- Tabled dock bench staining until October.
- Planned for adding mulch walkway across the top of dam.
- Replaced pea gravel in dock steps.
- Took lake water samples for testing by the city.
- Submitted 2010 budget request.

LANDSCAPE REVIEW

Sue Jones, Chair

Members: Renee Baker, Jim Deacon, Betsy Robinson, Joan Smith

As of September 6, the LRC has received 15 applications. Thirteen of these were approved, one was denied, and one is pending.

The Fall 2009 Clean-up Day is scheduled for October 24, with a rain date of November 7. The area to be spruced up is the back half of Deerlake Road, between the two Stone Drive entrances.

LIBRARY

Barbara Meyer, Chair

Members: Mary Liz Bailey, Anita Dorfman, Dorothy Sheldon

The library is used regularly and it is a lending library only. Our members are bringing in new books and magazines from time to time to replace books that were old and given to AAUW and TCL last summer. Fiction books, which are printed or reprinted in 2000 or later, and/or non-fiction books, which are timely/classical/health/hobby, can be given to lend. You may bring soft or hardbound books. Any comments about the history of the books should be attached when you bring them as well as any other needs or comments. The committee thanks you for keeping our library neat and tidy.

MAINTENANCE

Don Herman, Chair

Members: Mike DiRocco, Dave Gunther, Don Lampert, Clarence Miller, Joe Smith, Rich Spellman, Duke Sward. Fred Wright also volunteered his labor on several projects.

Committee members continue conducting routine maintenance checks and have performed minor repairs in the clubhouse. Several projects were completed during the quarter, primarily with committee labor. Obtained and installed, with the lake committee, an inflatable plug in the lake drain line to stop water flow until the drain valve could be repaired. Replaced the worn flag on the flagpole. Installed a new doorknob on the front door of the clubhouse at the request of the Clubhouse Committee. Trimmed brush and weeds between the Nature Park and Lambo Creek, and around waterfall at end of the sluiceway. Trimmed shrubs next to the clubhouse in preparation for exterior painting.

MEMBERSHIP DIRECTORY

Ruth Behrens—No report.

NEWSLETTER

Lil Clark, Editor—No report.

OUTDOOR ACTIVITIES

Bob Sibley, Chair

Members: Mike DiRocco, Bob Denninger, Joe Jackson, Ken Kolb, Lin Kolb

No planned activities for the quarter except continued availability of the outdoor picnic area amenities for as long as the weather permits. Joyce Dagostino resigned from the committee as of May 15.

POOL

Pam Fuhrer, Chair

Members: Jenny Hunter, Walt Lacyk, Anne Misek, Duke Sward, Steve Zvengrowski

- The pool is getting heavy usage this summer, which is good to see. It is a nice asset for our Association. Water aerobics was very popular again this year, led by Anne Misek.
- Reminder to residents that safety rules include, among other rules: no diving, and children under the age of 16 MUST be accompanied by an adult. Residents should accompany their Guests. If there are extenuating circumstances regarding guests, residents need to contact the pool chair or a pool committee member.
- One of the pool's main water circulating pumps broke unexpectedly in August, but it was quickly repaired by our pool operator. The cost was \$615, and we had money in reserves for this repair. We purchased a replacement umbrella for one of the outdoor tables.

SUNSHINE

Pat Grant, Chair

Unfortunately, three sympathy cards were sent to Deerlake residents during this quarter. No other cards were sent. I am always waiting for any "sunny" news to publish in the Deerlake Diary.

WELCOME

Betty and Harry Newman, Chairs

We have visited a new family in the Meadows, Reddy and Jaya Damireddi and their two sons. Their write-up will be in the October *Diary*.

WHITE SQUIRREL LANE

Elaine Gray, Chair

Members: Lot owners on White Squirrel Lane

We experienced an erosion problem during a heavy rain in June. Due to poor road design, one of the storm drains overflowed, resulting in dirt washing down to Stone Drive. A temporary solution was constructed by several lot owners working together. A Road Team was put in place last year to do annual road inspections. We are now looking at what needs to be done to fix any problems with storm water runoff on the entirety of White Squirrel Lane and expect to remedy the situation as soon as we can get quotes for the work. We want to thank Ted Fabian for offering his expertise to our Road Team.