

**Deerlake Village Community Association
Board of Directors
First Quarterly Meeting
March 12, 2020 3:30 p.m., Clubhouse**

AGENDA

- I) Welcome – Call to Order – John Brown**
 - Recognize New Residents**
 - Thank You to All Committee Chairs and Members**

- II) Treasurer’s Report – Brenda Bryan**

- III) Committee Reports - Comments by exception**
 - A. Architectural Review – Phil Davis**
 - B. Clubhouse – Maggie DiRocco**
 - C. Community Activities - Marilyn Weber**
 - D. Community Relations – Lelia Graham**
 - E. Conservation Easement – Don Herman**
 - F. Emergency Preparedness – Sue Hyde**
 - G. Finance – Brenda Bryan**
 - H. Lake Management – Khoi Le**
 - I. Landscape Review – Ginny Boettcher**
 - J. Library Director – Jill Anderson**
 - K. Maintenance – Tim Robinson**
 - L. Membership Directory - Robert Overbeck**
 - M. Newsletter – Rich Schram**
 - N. Pool – Sandra Westney**
 - O. Welcome – Bob Agnew**
 - P. White Squirrel Lane – Marcia Schneider**

- IV) Borhaug Development Update -- John Brown**

- V) Emergency Action Exercise -- John Brown**

- VI) New Business**

- VII) Adjournment of Board Meeting**

- VIII) Open Discussion with Community**

Reminder:

**SECOND QUARTERLY MEETING
Thursday, JUNE 11, 7:00 p.m.
Clubhouse**

TREASURER'S REPORT

Brenda Bryan, Treasurer

The Financials through February 29, 2020 have not been received. January's financials are as follows: DVCA has a balance of \$336,403.81 in various bank accounts as of Jan. 31, 2020. \$15,408.07 was expensed to our Operating Expense accounts. From our Capital Reserve account, a total of \$10,343.96 was expensed. These expenses included a reimbursement check to Brenda Bryan for the approved appliance purchase \$727.53 and measuring fee of \$49.00 charged to the reserve account "Kitchen redecorate". Total expenses for the reserve account "Clubhouse redecorate" included a 50% deposit to Quality Flooring in the amount of \$ 892.43 and payment for the completed painting project to Jackson Painting in the amount of \$8,675.00 totaling \$9,567.43.

The Board voted 1/13/2020 to move the unspent surplus of the 2019 Operating funds in the amount of \$7,537.82 to the 2020 Capital Contingency account. The Capital Contingency account now totals \$31,537.82.

DVCA'S Federal and State Income Tax Returns have been mailed. There was no tax due.

All DVCA Assessments for the 2020 year have been paid; both condo associations have paid their user fee.

DEERLAKE VILLAGE COMMUNITY ASSOCIATION FIRST QUARTER COMMITTEE REPORTS MARCH 12, 2020

ARCHITECTURAL REVIEW

Phil Davis, Chair

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

2020 Q1 Summary:

- **Processed 2 residents' Requests for Modification:**
 - 1 resident moved or replaced windows and doors plus modified steps
 - 1 resident will be installing flush-mounted rooftop solar panels
- **New home construction:**
 - Carter – Lot 62, 660 Deerlake Road construction continues

CLUBHOUSE COMMITTEE

Maggie Di Rocco Chair

Members: Phyllis Blackard, Irene Crosby, Pat Crawford, Nancy Davis, Rita Decklever, Mary Schram, Diane Hodson (TGIF coordinator), Jill Anderson (library organizer)

Clubhouse Remodel 2020:

January

- Painted kitchen, clubhouse main room , ballroom, stairwell, foyer and all doors and trim

- Refinished hardwood floor in ballroom

Middle to end of March:

- In kitchen: Replace cabinets, laminate counter tops, stove, microwave, and dishwasher
- In men's and women's bathrooms: Replace vanities , counter tops, sinks, faucets, and light fixtures,

COMMUNITY ACTIVITIES

Marilyn Weber, Chair

Members: Jim Grecni, Richard Hardy, Lyn O'Hare, Nancy Soutamire, Diane Toulson, Don Washington

The following events are either planned or are in a "tentative" status.

Monday, March 9th - Bear Presentation

Wednesday, April 22nd - Earth Day Solar Presentation (Tentative)

Friday, May 22nd - Game Night - 6 to 8 p.m.

Saturday, June 13th - Community Appreciation Day

Pop-Up Events - Monthly On-Going

The following events are being considered for future dates:

1. Wine Tasting/Arts & Crafts
2. Travel Program
3. Steve Zvengrowski Sing-Along
4. Meet Your Neighbor

We welcome new members to the committee or suggestions for other events of interest in cultural, informational, recreational/physical, service, and other activities.

COMMUNITY RELATIONS

Lelia Graham, Chair

No activity.

CONSERVATION EASEMENT

Don Herman, Chair

Members: Fred Granros, Dave Gunther, Gary Satkamp, Geoff Southworth, Don Washington

A contractor replaced a culvert in a small stream that crosses under the yellow trail. The committee completed minor landscaping work related to the project.

Replaced a deteriorating bench at the intersection of the yellow and red trails. Performed routine maintenance work – primarily removing trees and limbs that had fallen on the trails and trimming trailside bushes.

EMERGENCY PREPAREDNESS

Sue Hyde Chair

Member: Bobbie Oldenburger

The committee continues to monitor the progress of the Emergency Action Plan's (EAP) approval by the State. We have been in the process of planning for a Study Session of the EAP which will include community leaders as well as Deerlake Village Community Association Committee members. This will be reported on at the 1st Quarterly Meeting.

FINANCE

Brenda Bryan, Chair

Members: Dorothy Chapman, Don Herman, Mary White

During the first quarter, the committee:

- Accepted Geoff Southworth's resignation from committee and thank him for his 7 years of dedicated service to our committee. He will be missed.
- Reviewed 2019 Final the first 2 months of 2020 financials.
- Reviewed and updated all insurance policies/certificate of insurance with vendors
- Revised the Finance Committee Charter
- Discussed the usage of South Data, a document management provider in electronic printing services for the 2021 assessment mailings

LAKE MANAGEMENT

Khoi Le, Chair

Members: Jack Baldrige, Roy Cowan, Phil Davis, Jim Douglas, Pam Fuhrer, Richard Hardy, Walt Striedieck

- The Lake Management Committee welcomes two new members, Walt Striedieck and Jim Douglas.
- For the first two months of the year, Committee members have conducted two dam inspections and found everything to be normal.
- From a report of algal bloom at the nearby Sequoyah Woods lake last summer, the Committee has researched the subject and learned that two critical factors can trigger the blooms which could be toxic – the lake's nutrient load- primarily phosphorus and temperature.
- Contacts and engagements with area lake owners are ongoing to share experiences and lessons learned. Many lake owners have similar issues such as delay in EAP approvals, sedimentation and dredging needs.
- Lake Appreciation Day is tentatively planned for June 13 this year.

LANDSCAPE REVIEW

Ginny Boettcher, Chair

Members: Mary Agnew, Cindy Bland, Miles Coady, Gil Garner, Mike Gruber, Dolores Littleton, Susan Toscani

- The LRC has received 10 applications for landscape modification this year to date. The applications concerned large scale pruning, drainage, erosion control, master landscape planning, walkway repairs, rock and timber retaining walls and tree removal.
- The LRC was notified that the contractor for Gardening Services for the landscaped public areas will not be able to provide the contracted services due to personal matters for the contract period April 1, 2020-March 31, 2021. We received two recommendations for TPS Landscaping Company and interviewed the representative. The LRC met and reviewed the contract proposal submitted by TPS and is currently requesting clarification for 3 items on the proposal. If we are satisfied with the information and conditions, we will proceed with the presentation of this proposal to the DVCA Board.
- We welcome two new members to the LRC, Dolores Littleton and Mike Gruber. They bring enthusiasm and knowledge of landscaping so they are both valued assets to our work. We look forward to Miles Coady's return from Florida and welcome anyone who is interested in assisting Deerlake residents and owners to maintain the landscape beauty of our community.

MAINTENANCE

Tim Robinson, Chair

Members: Miles Coady, Bob Cole, Patrick Crosby, Don Herman, Ken Kolb, Jim Pierce, Earl Stifflear, Chris Williamson (35° North contact)

Projects contracted-awaiting scheduling:

- Contract signed with Simpson Concrete to repair sidewalks in the meadows this spring.
- Contract signed with low bidder Jackson Painting to stain three sides of the clubhouse and gazebo and power wash and paint meadows pergola.
- Renewed annual clubhouse pest control agreements with Terminix

Projects under discussion/to be scheduled:

- Meadows bench refinishing
- Meadows patio deck power wash and seal-repair loose patio stone
- Repair cracks in north bridge in meadows
- Seeking contractor to repair clubhouse railing, gazebo post and picture window sill

MEMBERSHIP DIRECTORY

Robert Overbeck

No report.

NEWSLETTER

Rich Schram, Editor

Deerlake Diaries were compiled, published, and mailed for January, February and March in a timely manner.

My thanks to contributing committee members. The articles they provided were critical to keeping residents and owners informed about issues of interest to Deerlake.

Thank you also to Jean and John Reisch for the conscientious manner in which they prepared the *Diary* for distribution by the post office after printing by UPS.

POOL

Sandra Westney, Chair

Members: Teresa Coady, Pam Fuhrer, Penny Grecni, Sherry Lawter, Lisa McHenry, Judy Pierce, Margo Williamson

I have been actively seeking bids on pool tile repair/replacement for two months. I plan to have a second bid in hand by the end of February, after which I will meet with my liaison, Deb Le, to work out details to be presented to the Board.

Penny Grecni (Lead person), Lisa and Sherry are currently working on seeking bids for the Pool Service contract.

Margo Williamson is the lead person on pool deck, working with Cane Creek Concrete. The deck will be done, weather permitting in early spring after tile repair.

WELCOME

Bob Agnew, Chair

Member: Diane Toulson

The Welcome Committee held a Welcome Orientation for ten new residents on February 25, 2020 (please see photo on right after entering Clubhouse). Among other things, these residents were presented with overviews of Deerlake Amenities, Rules and Policies, and Volunteer Opportunities; offered advice to help with the transition to Deerlake and Brevard; and provided an opportunity to interact with one another. The Committee has also sent welcome materials to new residents, made welcome phone calls, and distributed ID tags.

WHITE SQUIRREL LANE

Marcia Schneider, Chair

Members of Committee: Lot owners on White Squirrel Lane

WSL road and drain cleaning was performed in January.