

**Deerlake Village Community Association  
Board of Directors  
Second Quarterly Meeting  
June 24, 2020 1:00 p.m. on line via Zoom  
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 - Jim Grecni**
- 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. Maintenance – Tim Robinson**
- K. Membership Directory - Robert Overbeck**
- L. Newsletter – Rich Schram**
- M. Pool – Sandra Westney**
- N. Welcome – Dianne Toulson**
- O. White Squirrel Lane – Marcia Schneider**

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

**Deerlake Village Concerns**

- \*Construction traffic on Deerlake Rd for 5 years**
- \*Increased traffic on Deerlake’s only emergency entrance**
- \*Stormwater runoff into the Meadow’s neighborhood**
- \*Buffer tree removal behind Deer Run and Fox Cross homes**
- \*High density rezoning**

**Deerlake Village Recommendations**

- \*Approve the project**
  - \*\*With R8 zoning**
  - \*\*With UDO required 25 foot rear yard setbacks**
  - \*\*With UDO required buffers**
  - \*\*With UDO required off street parking spaces**
  - \*\*With construction entry/exit off Asheville Hwy before start of Phase 2**

**V) 2020 Geese Control Plan Update--Jim Boettcher**

**VI) NC Reopening Plan & Deerlake Village--John Brown**

**VII) New Business**

**VIII) Adjourn Board Meeting**

**IX) Open Discussion**

**Reminder:  
THIRD QUARTERLY MEETING  
Thursday, September 10, 3:30 p.m.  
Clubhouse**

**TREASURER'S REPORT**

**Brenda Bryan, Treasurer**

DVCA has a balance of \$ 317,639.35 as for May 31,2020 in various bank accounts. The total operating expenses to date are \$33,081.36 which is 30.99% of our yearly operating budget. \$17,541.50 has been expensed from our Capital Reserve account since our 1<sup>st</sup> Quarterly meeting. Dates from 2/3 through 5/31. These expenses included Clubhouse Redecorate Kitchen in the amount of \$7,005.07, Clubhouse Redecorate Interior in the amount of \$5,136.63, and from the Pool Interior resurface account for the replacement of the tiles damaged in the pool deck demolition, \$5,400 to William Frady Inc.

**DEERLAKE VILLAGE COMMUNITY ASSOCIATION  
SECIND QUARTER COMMITTEE REPORTS  
JUNE 24, 2020**

**ARCHITECTURAL REVIEW**

**Phil Davis, Chair**

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

**2020 Q2 Summary:**

- **Processed 8 residents' Requests for Modification:**
  - 1 resident replaced the roof
  - 1 resident painted the exterior of their home
  - 3 residents added or modified the screen porch of their home
  - 1 resident added a trellis to the deck
  - 2 residents added or modified the deck of their home
  
- **New home construction:**
  - Carter – Lot 62, 660 Deerlake Road construction continues with occupancy imminent.

## 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)**

The clubhouse 2020 remodel has been completed.

## COMMUNITY ACTIVITIES

**Jim Grecni, Chair**

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

After holding a very successful "Bearwise" presentation on March 9, the Community Activities Committee was forced to put all planned activities on hold due to the Covid-19 virus. We hope to begin sponsoring activities again when North Carolina moves into Phase 3 of its re-opening plan. A variety of activities are planned, including a presentation on solar power in Deerlake, a musical performance by Deerlake resident Steve Zvengrowski, a Community Appreciation Day (featuring music by Deerlake's Richard Hardy and friends, as well as other activities), a hike, and a wine sharing/arts and crafts event. We welcome new members to the committee and suggestions for other events of interest in cultural, informational, recreational/physical, service, and other activities

## COMMUNITY RELATIONS

**Lelia Graham, Chair**

1 incident - feeding the fowl - resolved

1 incident - dog running loose - possibly resolved

## CONSERVATION EASEMENT

**Don Herman, Chair**

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

- Worked on several erosion control projects. Thanks to Bob Cole for the services of a utility vehicle and driver to haul rock for the projects.
- Performed routine maintenance work – primarily removing trees and limbs that had fallen on the trails, trimming trail side bushes and clearing clogged culverts. Continued work on removing invasive species from the woods.

## EMERGENCY PREPAREDNESS

**Sue Hyde Chair**

**Member: Bobbie Oldenburger**

- In March a study session was held. The focus was on the State required Emergency Action Plan relating to the Dam. City and County officials as well as Deerlake Village officers were in attendance. In an April conference call further discussion of emergency preparedness needs for the community were discussed.
- The DVCA Emergency Call Lists have been revised and now include email addresses as advised by the Transylvania County Emergency Management Director, Kevin Shook.
- John Brown, III, Bob Agnew, and Khoi Le have been very helpful to this committee, THANK YOU. The Emergency Preparedness Committee is looking for more members! Please let Bob Agnew (404-702-7845, [bagnew@emory.edu](mailto:bagnew@emory.edu)) or Sue Hyde (605-880-1707, [suehyde617@msn.com](mailto:suehyde617@msn.com)) know of your interest in being a member of this committee.

## FINANCE

**Brenda Bryan, Chair**

**Members: Dorothy Chapman, Don Herman, Mary White**

During the second quarter, the committee:

- Reviewed DVCA insurance policies and all vendor required Certificate of Insurance forms
- Prepared a Capital Reserve revision to be presented to the Board for consideration regarding wording for the end of the year Operating Budget and the Reserve analysis if shortages were to occur and procedures
- Reviewed PNC and Fifth Third Bank Money Market funds accounts/rates

## LAKE MANAGEMENT

**Khoi Le, Chair**

**Members: Jack Baldrige, Phil Davis, Jim Douglas, Pam Fuhrer, Richard Hardy, Rainer Hoeke, Walt Striedieck**

- The Lake Management Committee welcomes new member Rainer Hoeke and thanks Roy Cowan for his service.
- For the quarter, Committee members have conducted three dam inspections and found everything to be normal.
- The lake drain valve was functionally tested in June and operated normally. The siphon drain is now filled with water and ready for any emergency draining of the lake.
- Dredging projects scheduled in 2022 and 2030 have been updated and presented to the board and the community via a Diary article and a report on the website. Repair to Lambo creek forebay is being studied.
- Slight changes to Rules and Regulations Part 6 are proposed for board approval. They involve the fish harvesting rules and the use of model boats, inner tubes and paddle boards on the lake.

## LANDSCAPE REVIEW

**Ginny Boettcher, Chair**

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

- The LRC has received 37 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.
- TPS Landscape Services was awarded the contract for garden services to maintain the landscaped beds in our public areas and began work April 1, 2020. We look forward to working closely with them in continuing Deerlake Village beautiful vistas and consulting with them on new projects.

## 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 completed:**

- Clubhouse exterior and meadows pergola were painted by Jackson Painting
- Railing from clubhouse to gazebo was repaired by Mark Pagano who also repaired the picture window sill.
- Meadows patio benches were stained by Jim Pierce and Patrick Crosby
- Fallen tree at pool parking lot driveway was cut up and brush removed

### **Projects contracted-awaiting scheduling:**

- Simpson Concrete will be repairing the meadows sidewalks

Several small projects will be done as the committee can get to them. There were no meetings this quarter. The clubhouse continues to be monitored daily despite very little usage.

## MEMBERSHIP DIRECTORY

**Robert Overbeck**

No report.

## NEWSLETTER

**Rich Schram, Editor**

*Deerlake Diaries* were compiled, published, and mailed for April, May, and June in a timely manner.

My thanks to all committee members who contributed articles and all who played a role in the Diary's publication: Robert Overbeck for maintaining the digital list, Kris Fulmer for printing the mailing labels, John and Jean Reisch for folding, sealing, and labeling about 245 individual Diaries each month, and Mary Schram for at least two editorial readings. Thanks also to the kindly residents who make occasional snacks for the UPS staff. If you add the postal employees, many hands are involved in creating the *Diary*.

## POOL

**Sandra Westney, Chair**

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

The committee has been very busy this quarter.

- Bids and contract for new pool tile installation. Large amount of tile was damaged in the removal of the old pool decking. New tiling is complete.
- Bids and contract for Pool Service. Contract awarded to Justin Lopez, Hydra's Pool and Pressure.
- New pool deck installation. In process.
- Major pool cleaning post deck removal and replacement. Pending, will be done after deck completion.
- Plan created for pool opening during Covid 19 pandemic. Modifications needed to meet that plan. In process.

## WELCOME

**Dianne Toulson, Chair**

**Member: Bob Agnew**

The Welcome Committee sent welcome materials to new residents and lot owners, made welcome phone calls to those who returned the surveys we sent, and distributed ID tags. We hope to have a Welcome Orientation for new residents soon after North Carolina moves into Phase 3.

## WHITE SQUIRREL LANE

**Marcia Schneider, Chair**

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

No report.