

**Deerlake Village
First Quarterly Meeting (Q1)
March 10, 2022, 3:30 PM, Clubhouse & Zoom**

AGENDA

Welcome—Call to Order—John Brown, President

- *Recognize New Residents**
- *Thanks to All Committee Chairs and Members**
- *Volunteer Position Openings—Board Liaisons**

Treasurer's Report—Brenda Bryan

DVCA has a balance as of 2/28/2022 in the amount of \$ 367,087.91 held in various bank accounts. Our total operating expenses to date was \$19,413.07 which is 20.53% of our yearly budget. \$5,528.87 was charged to the Reserve Contingency acct. Expenses included \$4,701.37 payable to Roto-Rooter Plumbing for the clubhouse water leak and \$827.50 payable to Garner Engineering Inc. for EAP charges. \$947.50 was also paid to Garner Engineering which was the balance of the 2021 Reserve account EAP.

222 of 223 of assessments for 2022 have been paid. 6 of 8 delinquent charges were collected. The Condo's 1st quarter user fees have been paid also.

Borhaug Development Update—John Brown

Infrastructure Projects Status

- *Signage—Mike Thompson / Cindy Bland**
- *Lower Parking Lot Gate—Mike Thompson / John McKowen**
- *Small Parking Lot—John Brown**
- Questions & comments from residents**

Covenants & By-Laws update process—John Brown

Committee Reports

- *Architectural Review—Phil Davis**

Members: Bob Anson, Bob Cole, Bill Harper, Sue Jones, Bob Kellar, Lisa McHenry, Bill Raspa

- **Year-to-date the ARC has processed 3 resident's Requests for Modification:**
 - 1 repainted their exterior shutters a new color
 - 1 added a screen porch
 - 1 added a standby whole-house generator
- **New home construction:**
 - A new home is under construction at Lot 51, 864 Deerlake Road owned by Barbara and Bruce Cox

- Planning has begun for a new home to be built on Lot 11 Creekside (across from 864 Deerlake Road) owned by Paulette and Bob Siegfried

***Clubhouse—Lois Grabowski and Bonnie McMahon**

Phyllis Blackard, Pat Crawford, Irene Crosby, Nancy Davis, Rita Decklever , Mary Schram, Lou Shelley.

Activities: Chairmanship of the Clubhouse Committee changed hands on March 1. Maggie DiRocco, who led the committee for many years has graciously offered her assistance to effect a smooth transition. Effective immediately, the Clubhouse is open for booking private parties, with masks optional. In accordance with the NC Governor's recommendations, masks for unvaccinated guests will be encouraged. Until now, DVCA-only events have been permitted.

***Community Activities—Jim Grecni**

The 1st quarter continued to be a challenge for the Community Activities Committee as we tried to come up with COVID friendly activities. We sponsored two community hikes in Pisgah Forest and a zoom meeting with Nancy DiPippo of the Friends of the Ecusta Trail board of directors.

As COVID seems to be winding down we look forward to sponsoring more in person events. Q2 will bring a Get to Know Your Neighbors scavenger hunt, community concert with our own Steve Zvengrowski and his students and going back into the Brevard community to work with the Brevard Rotary Club to do trash pick-up.

***Community Relations—Brent Dormann**

Feeding the geese and ducks that enjoy the lake is prohibited as is indicated by the multiple signs around the lakefront advising not to feed them. These are WILD geese and should not be fed.

Report of vehicles at resident's homes being parked on the lawn. Vehicles are only permitted to be parked on the driveway and in the garage.

A cat was reported roaming the neighborhood off leash. The owner was contacted and advised. Dogs and cats are to be on leash at all times when out of the home.

There was a report of a community member placing dog feces on top of the storm grate. The individual has been contacted to avoid this practice in the future.

***Conservation Easement—Don Herman**

Members: Dave Gunther, Don Herman, Geoff Southworth, Walter Striedieck,

Conserving Carolina conducted the annual monitoring of compliance with our conservation easement agreement. We advised them of plans to dredge the mouths of the primary streams feeding the lake. A verbal response said that we are good for another year.

The majority of the committee's efforts are on routine maintenance work – primarily removing trees and limbs that had fallen on the trails, trimming trail side bushes and clearing clogged culverts.

***Directory—Robert Overbeck**

Thank you to Brenda Bryan for forwarding updates for resident addresses. I will be printing a new Deerlake Directory for inclusion with the April Deerlake Diary.

***Emergency Preparedness—Bob Williams**

Work is continuing to have a revised version of Deerlake’s Emergency Action Plan completed and sent to state authorities for their approval.

We are told by our engineering firm, Garner Engineering in Arden, that they are in the “home stretch” of work to complete the Emergency Action Plan. In February, we got word that delays from their other projects had slowed down progress on our EAP.

Just a couple of weeks ago, engineer John Garner had a family loss (Mike Thomson has details) that meant he had to be away for a short while. Luckily, Mike was able to make contact with Garner and learned they are only a week or two away from completion.

We hope to have copies and more concrete news for the board as soon as it becomes available. Thank you for your patience.

***Finance—Brenda Bryan**

Brenda Bryan, Treasurer

Members: Dorothy Chapman, Don Herman, Mary White

During the first quarter of 2022, the committee:

- Reviewed 2022 Financials and end of the 2021 year financials
- Reviewed our existing DVCA insurance policies
- Updated all current certificate of insurance documents
- Discussed the need to obtain new insurance coverage due to high risk dam insurance and its possible cancellation in 2023 no later than May for 2023 budget.
- Discussed moving of PNC and WSL checking and Money market accounts to United Community Bank where a new safe deposit box was opened

***Lake Management—Jim Furniss**

Members: Jack Baldrige, Phil Davis, Jim Douglas, Khoi Le, Mike Thompson, Butch Willoughby

- Garner Engineering submitted the report from their professional inspection of dam last September and reported that the dam is safe and well maintained. The report is available to read on the DVCA website.
- Three monthly dam inspections have been conducted by LMC members to ensure that the condition of the dam is closely monitored.

- Low bidder for dredging the upper lake early this summer was Advance Ground Maintenance (AGM) of Sapphire, NC, as approved by the Board. Final drafts of the contract for the project is being drawn up for approvals and signatures. Permits for the project have been submitted to the U.S. Corps of Engineers, the N.C. Dept. of Environmental Quality, and N.C. Fish & Wildlife Dept.
- The LMC thanks Walt Striedieck for his service to the Committee and the community. If you are interested in joining the LMC and volunteering to help the DVCA, please contact any Committee member.

***Landscape Review—Gil Garner**

Members: Cindy Bland, Susan Toscani, Miles Cody, Dolores Littleton, Jody Risacher, Christine Schmidt, Agnes Tyna, Twighla Vogelsong

The Committee revised the Deerlake Master Gardening Plan to eliminate City owned beds and requested updated quotes from three Landscape Designers. One updated quote has been received.

The Landscape Review Committee made 55 visits in 2021. Eight visits have been made in 2022, with two visits pending.

***Maintenance—John McKowen**

In the 4th quarter of last year we had a water leak underground near the clubhouse. It was repaired. Other than some new landscaping in the clubhouse front yard, this project is closed.

We are moving forward with the plan to install a gate at the entrance of the parking lot. We still need a quote for the electric connection to Duke Energy. Once that is done, we will submit the scope of work and the quotation amount to the Board.

Our current plan has us removing the last Sycamore tree in the picnic area during this year. I'll keep everyone posted as that date gets closer.

***Newsletter—Rich Schramm**

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

Continued appreciation to: Robert Overbeck for providing the digital list of addresses and updating as needed, Bob Williams for printing the mailing labels, John and Jean Reisch for folding, sealing, and labeling the individual Diaries, and Mary Schram for her editorial scrutiny. Thanks also to the residents who make occasional snacks for the UPS staff.

***Pool—Sandy Westney**

Sandy Westney, Pool Chair 2023

Jack Christfield, Pool Liaison (Appointed end of 2021)

Teresa Coady 2022, Pam Fuhrer 2024, Penny Grecni 2023, Sherry Lawter 2024, Lisa McHenry 2023, Dan Tyna 2023, Margo Williamson 2023.

No news is good news from the Pool Committee! Justin is doing his homework and shopping for the new pool pumps. I will forward details for approval as soon as I have them! Otherwise, all is quiet at the pool for now.

***Welcome—Bob Agnew**

Chair: Bob Agnew; Members: Donna Raspa, Miles and Teresa Coady, Joy and Tom Shivers

The Welcome Committee distributed the new ID buttons to the members of 89 households and the new car decals to 128 households (contact Bob Agnew at bagnew@emory.edu if you need an ID button or car decal). Welcome packets were sent to four households in 2022, and the Committee has decided to hold Welcome Orientations every two months, near the start of the month – with the next Orientation on Monday, April 4 at 5:30 in the Clubhouse.

***White Squirrel Lane—Marcia Schneider**

There is nothing new to report.

NC Pandemic Response and Deerlake Village Activities—John Brown

New Business

Adjournment