

**Deerlake Village
First Quarterly Meeting (Q1)
March 16, 2023, 3:30 PM, Clubhouse & Zoom**

AGENDA

Welcome—Call to Order—Mike Thompson, President, opened the meeting at 3:30P.M.

- **Recognize New Residents** – Barbara Osgood Cox and Bruce Cox introduced themselves. There were no new residents on ZOOM.

- **Thanks to All Committee Chairs and Members** – John McKowan resigned as the Chair of the Maintenance Committee and as a member of the committee. Brenda Bryan agreed to assume the Chair position.

- **Volunteer Position Openings—Board Liaisons** – I would like to thank the Committee Chairs and Members who serve this community – and take a minute to talk about volunteering. We are desperate for volunteers. If you go to our website, Deerlakevillage.org, you will see openings on various committees for Members and Chairs. There appears to be a lack of interest or energy for supporting our community. We have a resident base with diverse skill sets and experience. The reality is, if we want to remain an independently managed community with reasonable HOA assessments, we need people to get involved. And not just the same individuals who consistently step up. Only a fraction of our residents are participating in today’s meeting, so I ask that you reach out to your neighbors and make them aware of our need for volunteers. As Jack Christfield summed it up-
Volunteering and being an involved “communitarian” is key to keeping our assessments low and independently managing our community.
Margo Williamson asked to speak to remind residents that even if we went to a management company, DVCA would still need committees.

- **Board Member Replacement /Appointment** - Mike explained the resignation of Brent Dorman from the Board for personal reasons. Agnes Tyna has graciously agreed to replace Brent for the remainder of this three year term. Agnes was on the ballot in December 2022.

Treasurer’s Report—Andrew Barrett

- DVCA has \$305,260.05 in various acct. as of February 28, 2023. The expenses for February are \$7,763.75 for the month. A total of \$37,204.07 for the year which is 37.79% for the year. From the Contingency account, \$12,000 was paid to Morrow Ins. No funds were paid from the Capital Reserve acct.
- Federal and State Taxes filed with no money due.
- 222 assessments have been collected. 1 is delinquent in payment. The Condo’s 1st quarter user fees have also been paid.

Deerlake Diary & Directory—Mike Thompson

As of February, the Board decided to publish the Deerlake Diary on the web. Any personal information is excluded from the web. The April Diary will be the last published Diary mailed to residents. UPS notified Rich Schram they could no longer print the Diary for free. UPS is willing to give us a 30% discount; however, total cost would be \$3,700 for a year, including stamps, envelopes and labels.

Robert Overbeck suggested that regarding the supplement, any person can notify Mike of the change and it can go out as an email blast.

Infrastructure Project Status = Brenda Bryan

- **Clubhouse Roof & Gutters** - The roof and gutters should be completed in the next few weeks. Brenda received the fourth bid for gutters and is waiting for the COI.
Addendum – Asheville Gutter has been chosen as the vendor for the gutters.
- **Lower Parking Lot Gate-** She has received information regarding the gate and is hoping this will be completed this year.
- **Lower Parking Lot Reseal** – This will be completed in May.

DVCA Property & Liability Insurance—Mike Thompson

Last year our insurance for property, general liability, umbrella liability, director's and officer's liability plus Dam coverage was covered by Auto Owners Insurance at a cost of \$8,500. This year, Auto Owners denied us coverage. NC reclassified the majority of dams in NC as high hazard due to the many dam failures that have occurred – Deer Lake being no exception. Last year finance committee members reached out to a number of insurance companies. One was found that would cover property, general liability, umbrella liability, and director's and officer's liability but not the dam and only one insurance company was willing to cover the dam. Insurance on property, general liability, umbrella liability, director's and officer's liability with Cincinnati costs \$12,000. The dam liability coverage with Johnson & Johnson costs \$23,815.

Total insurance cost for 2023 amounts to \$35,815, compared to \$8,500 in 2022, an increase of \$27,315. The insurance costs are covered for 2023 with \$12,000 from contingency and \$23,788 from the operating budget. This equates to an overage of \$9,815 in the operating budget, which will have to be made up next year, not to mention the premium for insurance coverage for 2024. The Board is creating a team to work to find ways to cut premium costs in 2024. One example is to increase the current deductible which is currently \$5,000. The Board will continue to search for less expensive insurance providers.

(Note: Strauss Park insurance is \$30,000 with \$1 million liability, DVCA pays \$23,815 with \$2 million liability coverage.)

Covenants & By-Laws Voting Results—Andrew Barrett

All of the amendments were passed. Residents need to vote and have their opinion recorded. We received a total of 124 votes with 112 needed. Amendment 4.1 had 123 yes votes, 1 resident did not vote on this amendment; Amendment 4.2 received 118 yes votes and 5 no

votes; In the Covenants, Article VI, Use Restrictions, Section 14 - Nuisances received 120 yes votes and 4 no votes.

John Brown mentioned that judges are not willing to hear any complaints unless covenants are updated every ten years. DVCA covenants will need to be updated in 2027 and filed with the county.

Committee Reports

Architectural Review—Phil Davis / Geoff Davis

Architectural Review—Phil Davis, Acting Chair for New Home Construction and Geoff Davis, Co-Chair for Existing Home Modifications

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

2023 Q1 Request to Modify Summary:

- There have been no Requests for Modification of existing homes.

2023 New home construction:

- Barbara and Bruce Cox moved into their new residence at 864 Deerlake Road at the end of January. They have submitted final landscaping plans for ARC and LRC review and approval.
- Preliminary design reviews have been held for two new homes which will potentially be built in the next 1-2 years:
 - On 12/9/22 with Deb & Michael Keddie – Lot 25 Stone Drive
 - On 2/24/23 with Paulette and Robert Siegfried - Lot 11 Creekside
- Mike mentioned that we are in need of a Chair for the Architectural Committee.

Clubhouse—Lois Grabowski, Co-Chair Inventory and Bonnie McMahon, Co-Chair Reservations.

Members: Pat Crawford, Irene Crosby, Nancy Davis, Rita Decklever, Mary Schram, Lou Shelly and Bobbi Moore

- The Clubhouse has had 2 Private Parties in February
- TGIF continues, the third Friday of every month from 5-7PM. January and February TGIF events were well attended and enjoyed by our neighbors.
- Bonnie requested that if the private party sign is on the door, no one should enter the clubhouse. Bonnie asked all too please be considerate.

Community Activities— Carol Weinhofer, Chair

Members: Deb Le, Linda Snowdon, Robert Snowdon, Linda Kimbrough. Diane Adams, Delores Littleson

- February - A Valentine's Party had been planned, but was canceled due to a lack of funding
- March - During the March meeting, the committee will work on designing a questionnaire survey for the community to discover preferred activities among residents.
- Carol mentioned the speaker for April is Bill Hunter who will speak on parks.
- Steve Z mentioned there will be a special concert on May 8th, hopefully including the new Ukrainian family son who plays the piano..

Community Relations—Brent Dormann, Chair

We had three concerns brought forward this quarter:

- Property disarray- - issue resolved
- Improper realty advertisement placed- -issue resolved
- Dogs urinating on fragile landscaping.

Conservation Easement—Melissa Driver, Chair

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

- It has been a mild winter and we hope that everyone has been able to enjoy the Conservation easement more than normal this season!
- The largest matter this season has been the removal of the trees in the boat livery area.
- A huge thank you to the Lake Management Committee and Jack for their support and management of this project. Otherwise, we have continued regular maintenance of the trails.
- Jack gave a thank you to those who are on the committee and other community members who continuously help to remove random light debris that falls on the paths so that we can all enjoy the Conservation Easement!

Directory—Robert Overbeck, Chair

- A new printed directory will be mailed out with the April Diary.
- Robert asked that all changes and updates be given to him by this evening.

Emergency Preparedness—Bob Williams, Chair

Members: Bobbi Moore, Ginny Hagerty

- The EPC is proud to report that DVCA’s Emergency Action Plan (EAP) has been submitted to the NC Dam Safety department. A true team effort got this project over the goal line, with Mike Thompson and Phil Davis leading the way.
- Since submitting the proposed EAP, we’ve heard back from the state on three minor adjustments. These include changing the address of the National Weather Service to its Greenville location at the Greenville-Spartanburg International Airport (that’s where the forecast office is); correcting the DVCA mailing address on a cover page and including the inundation maps with the submission (we’re not sure how our engineer omitted those).
- Engineer John Garner has promised us he would have the corrections done and the updated document back to the state office in no time. Phil and John are keeping the heat on to make sure that happens.
- Once the corrections are submitted, it’s anyone’s guess as far as how long it will take to get a “thumbs up” or “thumbs-down” from Dam Safety. It took them 2 years to shoot down our previous EAP, but I suspect it won’t be nearly so long this time around since the agency has rebounded from its COVID-related hiring woes and added a number of new engineers, so turnaround should be much quicker.
- Once we get approval, I look forward to holding an informational meeting with interested residents to talk about the EAP and what it means for Deerlake Village.
- I thank everyone for their patience in seeing this process through. I don’t believe any of us imagined it would take us this long to get a viable document submitted to the state. But it did, and I believe we created a better document because of it.
- Phil spoke of all the work that needs to be completed, including a meeting to notify all residents in Deerlake, especially those on Sheffield and Cambridge; coordinating with the Emergency Folks of Transylvania County; and the need to hold a tabletop exercise.

Finance—Andrew Barrett , Brenda Bryan, Assistant Treasurer

Members: Don Herman, Mary White, Brenda Bryan

During the first quarter of 2023, the committee:

- Reviewed the December 31, 2022, financials.
- Reviewed the Jan. 31, 2023, financials.
- Updated all current certificates of insurance documents.
- Revised the Vendor and Contract Policy for onsite work.
- Revised the Capital Reserve Policy

Lake Management—Jim Furniss, Chair

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

Willoughby

- Three Monthly dam inspections have been conducted by LMC members to ensure that the condition of the dam is closely monitored.
- In conjunction with the Conservation Easement Committee, the Lake Committee managed the tree removal project at the boat livery area. Six large dead and diseased trees as well as several beaver damaged smaller trees were cut and disposed of on site. Due to the inaccessibility of the site a great deal of labor, both volunteer and by Bartlett Tree Co., was needed to complete the project
- Continued under brushing at the concrete raceway below the dam.
- Removal of the silt fence at the lake that was installed during the dredging project

Landscape Review—Sue Jones, Chair until the end of March

Members: Cindy Bland, Miles Coady, Agnes Tyna, Twighla Vogelsong

- As I write this, the quarter is not yet over, with all of March still ahead of us. However, we have already had five requests from Deerlake residents to remove one or more trees on their property. Some of the trees we viewed are in close proximity to the house, and any wind or heavy rain/snow could cause these trees to fall on the house. Never a good thing! I had that happen once, and fortunately for us, our neighbor assumed the entire bill, although that is never guaranteed. Every state has different laws concerning damage on a neighbor's property, so it is recommended to keep that in mind with your trees.
- The LRC will now be working with our new residents, the Cox family, on Deerlake Road. They have received preliminary approval on their landscaping, and once that is completed, will begin the slow process of re-planting their lot and having a hardscape driveway put in.
- We are in the last stage of finalizing our annual grounds maintenance contract for the beds around the Clubhouse and the beds in Meadows Park.
- Sue mentioned she is willing to work on the contracts for the LRC ensuring there are enough bids and overseeing that the work is being completed.

Maintenance—Brenda Bryan, Chair

Members: Bob Cole, Don Herman, Ken Kolb, Earl Stifflear, Chris Williamson

- The maintenance committee has decided to mulch the Meadows Park with volunteers from the community. Mulch has been ordered
- Contract written for Clubhouse roof and approved
- New quote from Galloway Lawn and Landscaping and renewal of contract to be sent
- Estimates from Gutter Contractors for Clubhouse

- Updated Estimates for Furnace and Air Conditioner
- WNC Wash to clean the pergola and concrete in the Meadows

Newsletter—Rich Schram, Chair

Members of Committee: Mary Schram

- Monthly Deerlake Diaries were compiled, published, and mailed during Q1. The January, February, and March Diary issues were provided for posting on the Deerlake Village website by webmaster Jack Christfield.
- Continued thanks to committee article contributors and Robert Overbeck for address list maintenance; Bob Williams for label printing; Dan and Agnes Tyna physical mail-out prep; UPS snack contributors Pat Crawford, Rita Decklever, and Lisa McHenry; and Mary Schram for her editorial vigilance.
- Rich mentioned that the success of the written Diary is that many people are involved with the compilation of the Diary. Volunteers are important.

Pool—Penny Grecni, Chair

Members:: Lisa McHenry 2023, Dan Tyna 2023, Margo Williamson 2023, Sandy Westney 2023, Robin Sorensen 2026, Jo Ellen Risacher 2026, Bill Hunter 2026

- Pump Replacement/Repair - We have one estimate and are working on getting a second one for this project.
- Pool Service Contract - A recommendation will be ready for the April work session.

Welcome—Bob Agnew, Chair

Members: Donna Raspa, Miles and Teresa Coady, Joy and Tom Shivers

- Mailed Welcome Packets to new home and lot owners, as well as tenants.
- Held Welcome Orientations on Feb. 18 and 28 for the residents of three households in Deerlake. Orientations involve introductions, an overview of Deerlake amenities and rules/policies, and information on Deerlake committees – with the new residents are encouraged to join.
- Published the bios of many of the new residents in the Deerlake Diary.
- Continued to distribute the new Deerlake ID buttons and car dcecal (email Bob Agnew at bagnew@emory.edu if you have not yet received the new ID buttons or car decals).
- Continued to maintain the volunteer site on the Deerlake Village webpage, which lists those Committees needing volunteers and describes the responsibilities of the volunteers.
- Bob added that if a committee needs volunteers, to contact Bob and he will add the request and information to the website.

White Squirrel Lane—Marcia Schneider

There is nothing new to report.

Questions & Comments from Residents

- Steve Zvengrowski asked if anything happening with the Borhaug project. Nothing has been received by the planning department regarding any plans for Deerlake Rd. John Brown has been told by Aaron Bland of the Planning Dept. that feels the Osbourne project is tied to the Deerlake Project. Mr. Borhaug may be using the completion of the project to help with financing the Deerlake project.
- Steve Zvengrowski mentioned that the Saturday mail carrier needs to be more careful with delivery. The person is delivering mail to the wrong addresses. Dana, a regular mail carrier, has made the Post Office aware of this.

Adjournment

Mike Thompson adjourned the meeting at 4:48 P.M.

Respectfully submitted,

Donna Raspa, Secretary DVCA