

**Deerlake Village
Second Quarterly Meeting (Q2)
June 15, 2023, 7:00 PM, Clubhouse**

Mike Thompson opened the meeting at 7:00 P.M. Board members present: Mike Thompson, Phil Davis, Susan Toscani, and Agnes Tyna. Members absent: Andrew Barrett, (out of town) Jack Christfield, (out of town) Donna Raspa (sick).

AGENDA

Welcome—Call to Order—Mike Thompson, President

- **Recognize New Residents** – no new residents
- **Thanks to All Committee Chairs and Members** – Mike thanked all committee members for their service to the DVCA
- **Volunteer Position Openings—Board Liaisons** - . Committees need new members. Check the website to see where you might serve.
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Treasurer’s Report—Mike Thompson

DVCA has an account balance total of \$250,513.72 in various accounts as of 5/31/2023. \$7,735.55 was expensed during the month of May. \$55,918.64 is the total expenditures to date for 2023, which is 56.8-% of our operating budget. There were no expenses from our Capital Contingency or Reserve accounts in May. The Capital Contingency account for expenditures for the year is \$20,300. The Reserve account expenditures for the year are \$33,943.62. All 2023 assessments have been paid.

- Mulch – \$2,000
- Clubhouse roof – \$20,100
- Gutters for clubhouse - \$4,000
- Duke transformer and installation- \$5,000 (\$16,000 total project cost)
- Chairs for the clubhouse - \$2,700

Borhaug Property Rezoning Update—Mike Thompson / Phil Davis

The City Council voted to change the two, five acre parcels to GR8, which was the original zoning. The seven acre parcel was rezoned RMX. A bit of history:

- The property as originally 3 parcels zoned as GR8 – 136 dwellings
- October 2019 – Planned CZD zoning district request (conditional zoning district)
- October 2020 – zoning approved
- April 2023 – Mr. Borhaug requested CZD to the Planning department
 - May 15, 2023 – City Council Meeting – DVCA was in favor of the GR* but not the CMX on the 7 acres which would allow 40 homes per acre. (280 units) This would allow units 3 ½ times the size of the Holiday Inn Express. Also CMX zoning would allow Mr. Borhaug to do anything he wants without Planning Board approval.
- DVCA is not against workforce housing
- June 5, 2023 – The City Council approved the two five acre parcels as GR8 and the seven acre parcel as RMX

Roy Hardman spoke with Mr. Borhaug after the meeting and Mr. Borhaug vented for 15 minutes stating “I lost; you won.” Mr. Borhaug feels DVCA was against his project from the beginning.

Mr. Hardman is suggesting DVCA set up a meeting with Mr. Borhaug to establish a better rapport. He is open to a meeting after July 1, 2023.

There was a general discussion with resident comments regarding the roundabout. There is no short term plan to purchase the property. The roundabout will take a piece of the old Eldridge property. Perhaps the city will purchase the remaining which would allow access to Borhaug's property from the highway. There have been no updates to the 828 property. A resident asked about the appearance of the Borhuag development on Osborne Rd. There is no zoning by the city on appearance. Three council men are up for election. Perhaps a Deerlake resident should run for City Council.

Annual Assessments—Mike Thompson

The budget process will start in August. The assessment will be going up due to inflation, rising cost of materials and contractors and the need to maintain our assets. The assessment was \$500 in 2019; now it is \$650.

A resident questioned the cost of the lake insurance. The Board is asking the current agent if raising the deductible will reduce the cost. The deductible is now \$5,000. In order to obtain lake insurance, the Board had to take \$12,000 from the Contingency Fund. This has to be made up in 2024. The lake passed all requirements by the engineers and State. There is no threat.

The 64 acre parcel, purchased by Mr. McGuiness, could have access through Strauss and Fortune Cove. Mr. McGuiness plans to build within 2 -3 years and is moving toward putting the acreage in a conservancy. A meeting has been set for July with Mr. McGuiness.

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, Geoff Davis, Phil Davis, Sue Jones, Bob Kellar, Lisa McHenry, Stan Moore, and Bill Raspa

2023 Q2 Request to Modify Summary – five applications:

- Re-roof of the Deerlake Clubhouse.
- Addition of a satellite dish at 41 Cambridge Drive.
- Installation of an exterior power generator at 42 Autumn Glen Court.
- Addition of a retractable awning at 122 Cambridge Drive.
- Re-paint the front door black at 94 Deer Run.

2023 New home construction:

- Barbara and Bruce Cox have almost completed hardscaping their new residence at 864 Deerlake Road with driveway installation soon to follow. They are beginning landscaping according to the final plans approved by the ARC and LRC.
- No updates have been provided by the Keddies for construction plans on Lot 25 Stone Drive since a walkthrough with the ARC on 12/9/22.

- The Siegfrieds withdrew their plans to construct on Lot 11 Creekside in mid-March citing high construction costs with regard to their architectural design plans. They recently sold their lot to Joseph and Elizabeth Eckler.
- Three lots are for sale on Stone Drive, per Looking Glass Realty's website: Lots 11, 13 and 15.

- **Clubhouse—Lois Grabowski / Bonnie McMahon**

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

- No Private Parties in Q2.
- TGIF continues to be alive and well. We encourage residents to join us on the 3rd Friday of every month from 5-7PM
- The clubhouse has 12 new gaming chairs, new coffee table and lamps. The windows and carpets have also been cleaned.
- Since we are heading back to Pool Season, our Cleaning Service will be cleaning the pool area early every Wednesday morning and bi-weekly for the Clubhouse. A "Cleaning in Progress" sign will be posted and cleaning completed before morning swim class.

- **Community Activities—Carol Weinhofer**

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

- In April the committee sponsored William Hunter who spoke with passion on the National Parks, with emphasis on the southeast region of the US.
- In May the committee sponsored Steve Zvengrowski's recital of adult keyboard students from Blue Ridge Community College. An enthusiastic audience participated in a sing-along and a Jeopardy competition.
- In June we will hear a presentation on the subject of fraud, presented by Sheriff Chuck Owenby.
- Attendance has picked up at these informative and fun events! Thanks for coming out and sharing your enthusiasm!

Community Relations—Brent Dormann, Chair

We received 5 concerns during the second quarter:

- . A cargo trailer parked in a driveway for an extended period of time.
- A pet enclosure was put up violating Deerlake Covenants.
- A roofing company was soliciting work in the meadows.
- A continuous early morning musical noise complaint was reported.
- An unkempt residence's yard was reported.

All concerns have been resolved.

Conservation Easement—Melissa Driver, Chair

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

- Spring is in full bloom and it is lovely in the conservation easement with the flowers and leaves out!
- We have received a few notices of trees and debris across trails. Thank you to those who have helped to clear the paths. There was one large dead tree that required a chainsaw to remove. If you ever need to report something for cleanup, please call or text Melissa at 828.989.1324 or by email at joemeldriver@gmail.com, and provide plenty of detail, location, and pictures to help too!
- There was also one instance of trespassing reported. It was a neighboring property owner and they promptly returned to their property when confronted. The Deerlake badge is very helpful in identifying those who are or are not supposed to be on the Conservation Easement. Please report any trespassing to the committee to be addressed. If you feel safe and comfortable doing so, please feel free to ask those without a Deerlake badge to verify their right to be on the property. The Easement is private property for the use of Deerlake owners, tenants, and guests only.
- Another property owner was concerned about trees supposedly in the Conservation Easement that may be a threat to their home(s). The dead trees were verified to be located on the private property of the homeowners' and not in the easement. If you ever question property lines and responsibility of trees between your private property and the Conservation Easement boundaries, please contact us via email with the matter and concerns and we will review it and get back to you.
- Carolina Conservancy successfully completed their annual walkabout this quarter. Enjoy your summer on the trails!

Directory—Robert Overbeck, Chair

- There is nothing new to report.

Emergency Preparedness—Bob Williams, Chair

Members: Bobbi Moore, Ginny Hagerty

- The Emergency Preparedness Committee held a meeting on Wednesday, May 17 at the DVCA clubhouse. The meeting was chaired by Bob Williams and included Bobbi Moore, Ginny Hagerty and board liaison Agnes Tyna.
- Bob used the meeting to bring the rest of the committee up to speed on recent events, centering on the approval of the DVCA's Emergency Action Plan by the state regulators. Included in the discussion were the need for a "table-top" exercise sometime during the year, testing our action plan, and how best to keep track of changes in ownership and contact info for the properties listed in the dam's inundation zone.

- Bob said this might be something that the Community Association members could handle, while Bobbi stressed that the engineer who wrote the EAP and created the inundation maps, John Garner, should be able to update that list for us. Bob said he would contact Garner in order to find out what the charge might be for such an update.
- Also at the meeting, Bob announced all three current members of the committee were due to complete their 3-year commitment on June 30.
- Bob said he would step down from the committee at that time and hand the chairmanship over to another person. Understanding that a replacement might not be readily available, he added that he would stay on as interim chair until a new chairperson could be found.
- Ginny Hagerty said she also would also step down in June, but will continue to supply Robert Overbeck with notices and data when properties change hands, working remotely.

Bob Williams is stepping down as Chair. He is willing to stay on until a new chair can be found. DVCA must put the EAP into effect. There is a need for Table Top stimulation and a meeting set with residents downstream of the lake. Meeting must also be held with the County Emergency team: TC and the GIS system. Ginny Haggerty is stepping down but will help with the updates.

Finance—Andrew Barrett, Brenda Bryan, Assistant Treasurer

Members: Don Herman, Mary White, Brenda Bryan

During the second quarter of 2023, the committee:

- Reviewed all financials to date with Carland & Anderson.
- Updated all current certificates of insurance documents.

Lake Management—Jim Furniss, Chair

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

- The Lake Committee conducts monthly dam inspections to ensure that the condition of the dam is closely monitored.
- The canoe racks were disassembled prior to the tree removal project and then reassembled once the danger of damage was over. The area was also cleaned and the overhanging brush was removed.
- The committee has done some hand digging drainage work at the toe of the dam in order to identify areas in need of more extensive drainage work.
- The culvert near the plunge pool was unclogged.
- The spillway was cleared of debris and overhanging branches.
- There have been reports of non-resident fishing in our lake. The committee is in the process of formulating a procedure for dealing with suspected trespassers. A non-confrontational friendly approach with a suspected trespasser will be a key component of the guidelines.

Landscape Review—Susan Toscani – Acting Chair

Members: Miles Coady, Dolores Littleson, Christine Schmidt, Joanne Thompson, Agnes Tyna, Tywla Vogelsong

Chair – Vendor Relations: Sue Jones

It was a relatively quiet quarter:

- Approval to remove 2 dead tree and one diseased tree
- Approval to modify existing landscape by planting 5 arborvitae along property line
- Approval to install a gazebo in the back patio
- Approval to install a retaining wall and additional plantings
- Sue Jones worked with TPS Landscaping in planting the pots along the clubhouse and installing other annuals.
- As we move into the summer planting season, please refer to the Landscaping Rules and Regulations for guidance in planning any landscaping project, tree removal or addition, etc. If in doubt or if you have any questions, you can contact the LR.
- We are always on the lookout for more volunteers!

The City is picking up branches on the streets. Contractors should be hauling the debris from jobs themselves.

Maintenance—Brenda Bryan, Chair

Members – Don Herman, Ken Kolb, Bob Cole, Earl Stiffler, Chris Williamson

- Completed contracts with Galloway Lawn and Landscaping & Asheville Gutters.
- Completed pergola and concrete washing with WNC Wash
- Ordered and organized mulch project and laying of mulch
- Replaced 2 timer boxes, 1 GFI for lights in the Meadows and Clubhouse
- Pressure washed and painted 2 roofed structures.
- Repaired and painted the men’s and women’s bathroom walls.
- Replaced basement lock and painted door and replaced weather-stripping.
- Replaced ground lighting with solar lights.
- Estimates for Cherry Trees in Meadows pruning and removal of dead tree in Park.
- Repaired men’s bathroom shower set.
- Duke Energy – Arranged funds put down on gate single phase transformer –will be 9 months to a year to receive.

Brenda added the trees in the Meadows will be taken care of by Bartlett. Turner will seal the parking lot. The Clubhouse trim needs repair and edging is needed for the pool parking lot.

Newsletter—Rich Schram, Chair

Members of Committee: Mary Schram

- The DVCA Board, addressing increasing costs, voted to post the Diary only online.

Accordingly, the April issue was the last snail-mailed copy. The May and June issues were posted online at <https://deerlakevillage.org>, as will be all future Diary issues. (Thanks to Deerlake Village webmaster, Jack Christfield, for his online-posting skills.)

- For historical reference, one hardcopy will always be available for residents in the binder on the bookshelf next to the piano in the clubhouse. Please do not take the binder.
- Many thanks to those individuals who aided in the distribution process during the years hardcopy Diaries were mailed: article writing and editing, address list maintenance, label printing, physical mail-out prep, and UPS snack treat preparation. The Deerlake HOA works because people volunteer.

Rich Schram mentioned John Reisch's passing. He helped fold the Deerlake Diary for seven years. A service will be held at Sacred Heart Catholic Church on Friday, June 16th at 10:00 A.M.

Rich stated Deerlake needs volunteers. It is "time to man up" or risk falling apart.

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

- At this writing, we are on track to open the pool Memorial Weekend, but there will be a specific announcement following the pool inspection. May this be a happy and safe pool season!

Penny reported the heater has been fixed and the pool is a warm 82 degrees. Aerobis has stared on Monday, Wednesday and Friday from 10 – 11.

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 a Welcome Orientation on May 24 for the residents of four household, and another Orientation on May 29 for the residents of one household. 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 decals (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.
- Margo Williams stated she was joining the Welcome Committee and that she had some thoughts on how to improve volunteer participation as it had been done in the past.

White Squirrel Lane—Marcia Schneider

The repairs have been completed and the paving

Questions & Comments from Residents

Roy Hardman asked whether the city will repair damage done to Deerlake Rd. during Mr. Borhaug's construction. Mr. Borhaug will be responsible for damage along with the City.

Lake – Mr. Hardman suggested filling the lake to a 3 foot depth and it becomes a “reflection pond”. Mike responded it would cost more to fill the lake than to continue paying insurance. The lake is designated high hazard but not due to water depth.

A resident asked if Deerlake could start its own “Next Door”. Barbara Cox is willing to look into this. It would not be the same as the Deerlake Diary. It could be a private site with an administrator who would approve members. More personal information could be posted. It would be voluntary only. Mike stated Barbara should investigate and present the proposal to the Board.

Mayor and City Council contests – Candidates could come to the Clubhouse.

Mike mentioned the incident where the police were looking for a man with a gun and there was a police presence in Deerlake.

Adjournment – The meeting was adjourned at 8:35 P.M.

Respectfully submitted,
Donna Raspa from Phil Davis' notes