

DEER CREEK PHASE II, UDI, POA, CLASS I, INC.  
ANNUAL OWNERS MEETING MINUTES  
FEBRUARY 10, 2018

The Annual Owner's Meeting of the Deer Creek Phase II, UDI, POA, Class I, INC. was called to order by Jim Greenfield, President, on February 10, 2018 at 10:00 AM.

Cleve Hamlin led the group in prayer.

Hogan Cooper led the Pledge of Allegiance.

"A quorum was declared by the voting presence of 306 association owned deeds. Since the number represents more than 30% of outstanding deeds, this will be considered an official meeting and all owners present may bring official business to the floor to be voted upon. All owners present were certified as official owners qualified to be present at this meeting because they have no monies outstanding to the association and are allowed one vote per deed to be cast on issues presented. The association deeds are not to be voted and are only used to establish a quorum."

Directors present were: Jim Greenfield, President; Jim Windt, Vice-President, Dan Garner, Pool; Mark Junkins, Grounds; Hogan Cooper, Treasurer; Larry Haines, Buildings; and Anita Stewart, Secretary/Activities. All board members were present.

Jim Windt read the minutes from the February 11, 2017, owner's meeting. Jeff Peters made a motion to accept the minutes as read, seconded by Arthur Lawson. The motion was approved unanimously.

Jim Greenfield led a moment of silence for members who had passed away during the last year.

Jim Greenfield asked new owners to stand and be recognized. They were given a nice welcome by the rest of the owners present.

**Treasurer's Report**

Hogan Cooper gave the following treasurer's report:

|         |              |          |              |            |          |
|---------|--------------|----------|--------------|------------|----------|
| Savings | \$178,719.68 | Checking | \$112,446.89 | Petty cash | \$467.26 |
| Total   | \$291,633.83 |          |              |            |          |

Hogan advised that the annual CPA review showed 2017 assets of \$221,561; compared to 2016 assets of \$174,426. The difference \$47,135 is due in part to our hurricane Irma insurance claim of \$25,735.84. After the clubhouse roof is completed, the insurance company will reimburse us \$6,801.14. Our total insurance recovery will be \$17,556.32.

Hogan Cooper gave the following deeds report. We have 307 active deeds, 15 deeds in collections, 20 deeds in arrears, 37 deeds with lien, and 301 deeds in the safe.

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David McDaniel made a motion to approve the Treasurer's report and it was seconded by Jody Dauphinais. Treasurer's Report was approved unanimously.

**President's Report**

Jim Greenfield thanked Connie Greenfield for her support these last seven years as he served on the Board. He stated during this time, our Park is financially secure, the setup of a five-year Improvement Committee led to improving all electric pedestals to 50-amp service and installation of new water lines. He thanked Hogan Cooper and Larry Haines for their service. He thanked everyone he has worked with over the years.

**Vice-president's Report**

Jim Windt read a brief overview of how Fawn Ridge became the great park it is today. The history had been written with the help of Bob Meister, Jack Cornwell, Fran Burdette, Don Gibbs, and Ken Peterson. Anita Stewart, Secretary, will post the Fawn Ridge History on the Park's website.

Jim Windt thanked all owners for their volunteer work. He said that a list of all the volunteers who worked on our work day was on the bulletin board at the back of the clubhouse. He asked all volunteers who worked on the work day to please stand and be recognized. They received a great round of applause.

He reminded all owners that the departure time from our park is 10:00 AM. By that time all owners leaving Fawn Ridge should be off their site and their site card handed into the office. He also stated that rude and obscene behavior toward our staff will not be tolerated. If an owner has an issue with another owner, please call the office.

Jim asked owners not to speed in the Park.

**Activities Report**

Anita Stewart gave the Activities report. As of February 6, 2017, there is \$1,611.34 in the Savings account, \$1,904.84 in the checking account, and \$75.00 in petty cash, for a total of \$3,591.18. She thanked all the volunteers for their work.

Anita also thanked Sandra Hamlin, Judy Weller, and Pat Frank for checking owners in at the door.

She reminded all owners to arrive with the people they want to sit with for the dinner tonight at 5:00 PM.

### **Buildings Report**

Larry Haines said the buildings were in good shape. He thanked all the volunteers for helping this year. He also stated that the clubhouse roof was damaged during the hurricane. Jim Windt advised that when the new roof is installed, we will purchase new pvc pipe for the pool's solar heater.

### **Grounds Report**

Mark Junkins stated the grounds are in good shape. He also gave special recognition to Earl Faulk and Don Milano for their work.

### **Pool Report**

Dan Garner stated that the pool is in good condition and that he has determined that the pool does not have a leak. The pool must be resurfaced before November 2018. He has received three quotes for the resurfacing and is working on obtaining quotes for an above ground or below ground hot tub.

### **Unfinished Business**

None.

### **New Business**

Hogan advised that our current bank charges Fawn Ridge UDI several monthly and per check deposit fees and the interest rate for our savings and checking is almost nothing. Hogan is proposing to change our financial institution to Trustco Bank. Trustco Bank has no monthly or per check fees and the interest rate for a 3-year CD is 2.1% and for a 13-month CD is 1.6%. The bank is conveniently located to the Park. Jody Dauphinais made a motion to change our financial depository to Trustco Bank and it was seconded by Tom Ratfield. The motion was approved by majority vote.

Michael Stewart made a motion that when the pads are extended that they are to be extended the full width and length of the pad, all the way to the road and it was seconded by James Dorsett. Motion passed by majority vote.

Jim then opened the floor to members for their concerns and actions.

Several topics were discussed including Deer Creek becoming our water and sewer utility; purchase of a new bbq grill; painting of the tennis/pickleball court; and property recovery from golf ball damage.

Jeff Peters gave a presentation on the new WiFi system and the login process. Owners will be given a 14-day activation code upon registering. This code can accommodate any length of time that the office staff deems appropriate.

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Jack Cornwell was recognized as chairman of the Teller Committee. He thanked Deb Milano and Terry Stitt for their help on the committee.

Jack gave the following election results: 130 total votes, 123 were eligible, 5 were ineligible due to no deed number or name, 1 voted for 5, and 1 did not vote.

The candidates received the following tallies: Jim Windt received 109 votes, Jody Hunter received 105 votes, Walter Robinson received 103 votes, Rolland Cornwell received 75 votes and Denise Bierworth received 70 votes. There were 3 write-in votes.

Jim Windt, Jody Hunter, Walter Robinson and Rolland Cornwell were elected to the Board of Directors for 2-year terms expiring February 2020.

Jim Greenfield reminded the owners that to run for the Board, you need to send a resume to the office by December 1.

With the motion to adjourn, by Billie Coleman, seconded by Pat Frank, the meeting was adjourned at 11:50 AM.

Respectfully submitted,

Anita Stewart, Acting Secretary