

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

MINUTES OF ANNUAL MEMBERS MEETING

Wednesday, January 30th, 2019

George Boyer, President, called the meeting to order at 7:05 P.M.

Established a quorum: With 62 owners represented either in person or by proxy, a quorum was established. Board Members present were George Boyer, Jeff Holiman, Phil Poston, and Carolyn Gilbert. Board Member Rob Cooper was absent. Carolyn motioned to approve the minutes of the prior Board meeting held December 5th, 2018. Jeff seconded, and the motion was unanimously approved.

George welcomed everyone to the annual meeting, and made some opening remarks regarding the agenda for the meeting. George expressed thanks from the community to all of the committee members and volunteers who have helped in the successful operation of Deer Lake.

Bob Gelles introduced Kevin Kollmann, Chief Operating Officer of Estate Landscaping. Kevin presented their plans for a major sod replacement that will begin in March and take about 8 weeks to complete. Almost 169,000 square feet of new sod will be used to replace dead turf areas of front, side, and rear lawns of homeowners throughout the community. Almost 95% of homes have some spots of dead sod that need to be replaced. 60 homes will receive in excess of 1,000 square feet of new sod. Estate Landscaping developed a schedule that was presented to the community. Homes will be scheduled in 4 separate groups starting with areas with most damaged sod. Estate presented a map of the community breaking the areas down into 4 separate groups, and presented their plans for the scheduling of each group. There will be NO COST to the community or homeowners to repair and replace this sod. Kevin introduced their Service Manager Chad Helmerick who will be overseeing the community for Estate Landscaping including the sod replacement project.

Directors Reports: George gave a financial report and update for the fiscal year 2018. Copies of the report were made available to all members. George reported that the Association ended the year over budget by \$12,498 because in December the Board voted to accrue for a planned additional \$20,000 in plant and sod expenses earmarked for 2019 installation which did not get completed in 2018. As a result, the total expenses exceeded total income by the \$12,498 for the year. The 2019 budget was increased by \$16,773 over 2018 because base operating expenses increased by \$10 per quarter, and cable TV expenses increased by \$9.00 per quarter. Per home quarterly assessments increased from \$785 in 2018 to \$804 for 2019. The Deer Lake Master POA budget for 2019 is identical to the 2018 Master POA budget. Total reserves held by the HOA are now \$320,262, the highest amount ever. Total reserve expenditures in 2018 were \$27,727. The largest reserve expenditure in 2018 was the replacement cost of the main irrigation computerized control station of \$7,866. Second highest reserve expenditure was for the replacement of the 3 original clubhouse air-conditioning units at a cost of \$7,565. The replacement of the exit gate openers cost \$6,560 from reserves. The total unpaid outstanding assessments owed to the Association at year end 2018 declined to \$1,187 as compared to the prior year amount of \$5,849. There was NO bad debt expense write-off in 2018 from unpaid assessments.

Volunteer Achievements included Community Pool Volunteers David Minnick and Bill Snodgrass tested the pool chemicals 5 days each week all year long saving the Association over \$6,000 annually. Volunteer efforts (including Don Taylor) helped replace 65 mailboxes during the year at a cost of only the materials used. ARB Chairman Charlie Kelly and volunteers reviewed and processed all Architectural Review Board applications submitted. Volunteers Barbara (Editor) and Ben Shearer (Fun Facts and Trivia pages) produced the excellent monthly community newsletter which is distributed to over 220 e-mail addresses and provided in print at the clubhouse. Volunteers Rod and Maryann Swenson repaired and re-painted the large clubhouse pool concrete decking area in April for the cost of materials only. The Clubhouse Committee Volunteers organized 8 popular community parties throughout the year. Cover charge fees collected helped offset clubhouse activity expenses and allowed the Association to provide food catering

at all major dinner parties. Clubhouse Committee Chairwoman Debbie Wiegert managed homeowners' requests to rent the clubhouse for private parties generating over \$2,500 in fees for the Association. Volunteers decorated (and removed the decorations) the community entranceway for Christmas thereby eliminating \$2,500 of expenses versus contracting it out. The clubhouse was also decorated nicely by volunteers for the holiday season. Clubhouse activities have increased in variety now including tennis, pickleball, rummikub, card nights, Bocce ball, pool, ping pong, and corn hole. Hurricane Committee Chairman John Chancellor and volunteers stand ready to prepare the community for a major storm when necessary. The community Facebook page is kept up to date by volunteers Debbie Wiegert and Sabine Vandenhende. The clubhouse library is kept tidy, organized, and new books are processed by volunteers Barbara Shearer and Cindy Harcar. The clubhouse offers free Wi-Fi for residents to enjoy (the password is clubhouse). The Community Website was updated every month with the latest information at www.mycasadellago.com

Election/Announcement of Directors: Additional nominations were called for from those in attendance. There were no additional nominations for the Board. As a result of the ballots received, Carolyn Gilbert and Karen Martin were elected to the Board for 3-year terms. The community thanked Jeff Holiman for his years of service to the community as a Board Member.

Unfinished Business:

a. Proxy Vote: The proxy results were as follows:

1. Should an audit of the Association's records by a certified public accountant be waived for the year ending December 31, 2018? YES (votes were 59 yes and 3 no)
2. Should the Association rollover excess funds, if any, at the end of year December 31, 2018 to the operating account in January 2019? YES (votes were 60 yes and 2 no)

b. Other Unfinished Business – (1) New pumping station – George presented and reviewed the proposals received for the necessary new pumping station. After discussion, Phil motioned to go with the proposal from Hoover Pumping Systems. Carolyn seconded, and the motion was unanimously approved. (2) Phil motioned to keep all standing committees in place. George seconded and the motion passed unanimously.

- (1) Clubhouse Committee – Chairwoman Debbie Wiegert
- (2) Landscape Committee – Chairwoman Donna Cressman
- (3) Architectural Review Board – Chairman Charles Kelly
- (4) Hurricane Committee – Chairman Jack Chancellor
- (5) Newsletter Editor – Barbara Shearer

New Business: There was none

Community Input: A homeowner had a question about the electric grid and fuses in case of another major storm. A homeowner suggested flowers at the entrance with more “pop” Comcast services and billing were discussed.

With no further business to discuss, Phil made a motion to adjourn and George seconded the motion. The meeting adjourned at 8:35 PM.

Respectfully submitted,

Bob Gelles
Community Association Manager