

DEER CREEK HOME OWNERS ASSOCIATION BOARD MEETING – APRIL 6, 2015

Members Present: Paul Sullivan, Susan Sullivan, Beverly Ray, Peggy Hinds, and Jerry LaDue (by phone)

The meeting was called to order by president, Paul Sullivan, at approximately 7:17 p.m.

The agenda for the meeting was distributed.

Minutes of the January 5, 2015 meeting were read by Secretary, Susan Sullivan. The motion to approve the minutes was made by Peggy with Beverly offering the second. Approved.

The first item of interest was the expenditures to date. The largest expense of concern was that of snow removal. We experienced two large snow falls, and the total cost of removal of the snow was \$7735. This was considerably more money than the \$2250 that was budgeted.

Paul shared with the Board the latest information on the construction of the new bridge at our entrance. He has been notified that the anticipated start date is now April 13, 2015. The dimensions of the new bridge will be 60 feet long by 30 feet wide by 8 feet tall. It was also noted that the plans indicate that the contractor will replace landscaping and entrance features to resemble existing features.

Three trees have been removed due to damage. Each of these trees needs to be replaced by a small tree recommended by the landscaper. The cost of each tree including stump grinding is approximately \$300. Tom Boland has requested a specific tree be planted in front of his unit and will pay the difference. Jerry moved to replace the damaged trees with the recommended variety. Susan voiced the second, and the motion passed unanimously.

Paul mentioned to the Board that we have some residents who have voiced concerns over moles and roof leaks. Discussion followed. No action taken.

The next item of concern was the speed of motorists on Lanherr Drive and the safety of our residents. Discussion followed. Peggy moved that we put an additional speed sign at the entrance across from the clubhouse and that we notify residents of the possibility of an assessment to cover the cost of "speed bumps" if the motorist speeds are not reduced. The motion was seconded by Beverly and passed unanimously. Bev then moved that we obtain at least two bids concerning the cost of installing speed bumps. Susan seconded the motion, and it passed unanimously.

Mulch was the next item of concern. The discussion concerned the current depth of the existing mulch which is very deep in places. The question presented was, "Do we want to fluff and dye the existing mulch or just add new mulch?" Paul will get more information on the fluffing and dyeing process. No action was taken.

The mowing of the lawn will begin next week.

The next item for discussion was pool maintenance. Bob Etheridge's plan for pool maintenance was reviewed. With his plan, he would be paid for his services. After considerable discussion, it was decided that the biggest concern was the liability of the maintenance personnel. Bob's plan did not indicate any liability insurance. The proposal from Kentuckiana Pool Management was then reviewed. Kentuckiana will provide a liquid chlorine system, open and close the pool, and provide a thrice a week check on the pool. (Volunteers will still need to check the pool three times per day per the health department.) Kentuckiana is also covered by a \$1,000,000 liability policy and is recommended by Dan Rapp. Peggy moved that we contract with Kentuckiana Pool Management and their liquid chlorine system in 2015. Beverly voiced a second and the motion passed unanimously. Paul was directed to sign the contract. The pool will open around May 23 and close Sept.7. Jerry will check with the health department about the daily testing. Peggy will compose a sign up chart for testing volunteers.

Paul notified the Board that there is a curb wash out area at the end of LanHerr. Dan has been notified of the problem and repairs will be made.

Beverly then presented the Board with her overview for a Newcomers Booklet. It will contain general information about our complex. When the booklet is completed, Beverly and Susan will visit the new residents and present them with the booklet and answer any questions.

The next Board meeting will be held Monday July 6 at 7 p.m. For 2015 the other meeting date will be October 5th. There will be a general HOA meeting in late May or June. The Board will consult electronically about the specific date.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Susan Sullivan, Secretary