

Deer Creek Semi-Annual Meeting Minutes

Meeting held at 655 Panorama Dr on Saturday, January 12 @ 10am

In Attendance: Matt Hellinger, Lee Sawyer, Anthony Romero, Winnie Zeliger, Bill Wheat, Steve Alvarez, Ron Lilley, Monica Osburn, Morgan Skidmore, Alexander Shane, Pam Coltam, Brooke-Lynn Coltam, Darla Bateman, Chris Aaron, Baldemar Betancourt, Carla Black, Rockell Betancourt, Patrice Carter, Gwyneth Hutton, Daniel McElwain, Deborah Turner-Mack, Cristina Jesurun, Jacob Wheat. Chris Osburn arrived late and Patrice left before vote to sell was taken.

10:03am Meeting called to order. Meeting agenda reviewed.

10:05 Reviewed and approved meeting minutes from December 19th. Going forward Anthony Romero will act as temporary Treasurer - Daniel McElwain volunteered as a prospective candidate for Treasurer. Winnie Zeliger approved as Secretary.

10:10 Review of 2018 P&L. Gross profit for 2018 is \$13,400.61. Net Income after total expenses is \$1,768.90. 2018 P&L does not include 2018 taxes as they were paid January 2019. P&L is posted at www.dcrparksandlakes.org.

10:15 Meeting handout was distributed to all meeting attendees. President reviewed Historical Milestones, Mandates, and Challenges Relevant to Semi Annual Meeting from the handout to set the stage for review of Community Needs and the Community.

10:25 President provided walking trail update and introduced Park Map and Features Review. Some of walking path crosses private property; perpetual easements and surveying needed. All parties are cooperating and a surveyor in the neighborhood is doing the surveying work at no cost to the association. Legal work to file the easements and remove deed restriction on the community center are estimated at \$3-4,000, to be paid at time of closing.

10:40 Winnie Zeliger provided introduction to Friends of the Park, donation tiers, where and how to donate. Carla Black introduced as editor of quarterly newsletter, first newsletter will be distributed beginning of March.

10:44 Cristina Jesurun reviewed proposed quarterly new member park orientation, to help get people involved, and motivate residents to use the park. Looking for volunteers to conduct orientations, including park walk-throughs.

10:50 Began deep dive into meeting handout, discussion on sale of community center, and proposed improvements from the proceeds of the sale (minimum gross \$125k). The detailed meeting handout (posted on www.dcrparksandlakes.org) lays out a vision for where we can go, with proposed amenities, and long term solutions for safety and restricted use of the park. A Key Takeaway Points document was also distributed, communicating current urgent issues and emphasis on need for adequate funds to maintain and enhance the park.

10:55 Review of park features 1 through 6 as outlined in the meeting document, and highlighted on a parks and lake map. Items reviewed in order of importance.

10:56 #1 Lower Lake Dam

There are major erosion, pothole and structural issues that need to be fixed properly. It is community responsibility to fix and maintain the lower lake dam crossing, as the county will not do so. Estimated cost is \$25k to fix upper and lower sections of the dam properly. Proposals were considered from three different companies.

11:10 #2 Lower Lake Fishing Side and Walking Bridge

Reviewed proposed Pavilion as an attractive event and meeting place with electricity, wi-fi, security, storage, and multiple uses. Location would be on the lower lake fishing side, with a coded access gate at the entrance. Walking bridge needs some maintenance. Estimated cost is \$45k total, for structure, utilities, security, access gate, etc. Carla inquired about need for Wi-Fi hotspot at the park, but since security cameras need Wi-Fi, it'll be there anyway. The association already pays for Wi-Fi at community center.

11:15 #3 Upper Lake Spillway and Walking Bridge

It is critical to address erosion and other pressing issues in the upper lake spillway area. If the upper lake goes away, will have downstream consequences, i.e. stress on the dam. Upper Lake walking bridge needs some maintenance. Estimated cost is \$5,800 for fixing spillway, lake bank and overflow area issues.

11:20 #4 Entry to Lower Lake Playground, Beach and Volleyball Areas

Reviewed options to improve the entry road to lower lake playground and volleyball areas, as the poor access to this area is one of the biggest reasons residents do not pay association dues. Better security is needed in this area to control access and increase safety. Members have mandated a fence and security gate with member only entry code that changes monthly, which will help to improve security and revenue. Estimated cost to fix eroded entryway road properly, and install a fence and gated entry is around 28k: 20k for the road and just under 8k for the fence and coded gate. Note: there is potential to go to the county to help fix and maintain the road; this is will be pursued first. Initial cost would be similar hiring a paving company, BUT with the benefit of ongoing maintenance from the county.

11:35 #5 Campground Area

There are currently no amenities in this area and the area is for the most part ignored. A small covered structure with electricity, wi-fi and security would provide peace of mind and a safe and attractive gathering spot. Estimated cost would range from \$10-15k.

11:40 #6 Open Field Between Upper & Lower Lake

The open field between upper and lower lake is currently unused. One reasonably inexpensive option is to install a small stone amphitheater for events, inspired by the stone amphitheater in Bee Cave Park. Estimated cost would be under \$5k.

11:45 Surveys were distributed and collected from attendees to gather feedback on what members are currently using the park for, which of the proposed features were most important to them, etc.

Wrap up: community center is the only substantial asset we have to raise the funds needed to complete overdue maintenance and improve dues-generating amenities. Primary feature and amenities improvements are estimated at a preliminary cost estimate of \$106k; secondary costs estimate comes in at \$19k, for a total of \$125k. We are expecting to increase membership funds and community involvement after initial improvements are made.

11:50 Bill Wheat inquired whether the \$125k was net or gross and Lee clarified as gross. Bill suggested considering a net minimum instead of gross minimum.

11:52 Lee Sawyer made the motion to move forward with sale of the community center and property, with a minimum gross of \$125k as discussed. Voting results were 24 aye and zero nay: 100% approval.

11:54 Meeting adjourned.