

## Deer Creek Semi-Annual Meeting Recorded Minutes

Location: 655 Panorama Dr, Austin, TX 78736

10am Saturday, January 11, 2020

10:06 VP calls meeting to order. President requests roll call and for distribution of preview meeting minutes

10:13 Lee motions for minutes to be approved, Dan seconds, and all in present vote “aye.”  
Previous minutes approved.

10:15 Historical milestones document is presented and opened for discussion. Questions that came up related to dam:

- Related to re-paving the dam: will Travis County help with dam? President reminded attendees that Travis County does NOT maintain the dam and explicitly excluded it when adopting the stretch of road on either side and that they are not inclined to take on the substantial expense and liability.
- Related to maintenance costs: can association assess mandatory access fees? No legal standing forcing residents to pay association fees, although the association has collected mandatory lot fees of \$12/lot, which has never been challenged.

10:28 Updates related to upper lake:

- Biggest issues remaining is upper lake spillway erosion management
- Spoke with County and had Head Engineer of Dams & Bridges come out and affirm that no permit is required to complete work
- Plan is to dump large, 1-ton rocks in the hole being created around the spillway, to line concrete around the dam and spillway with quarry stone, and dump 2 18-wheeler trucks full of stone to reduce the speed of water flowing over the surface and to channel water into the spillway.

10:37 Updates related to fencing

- President reminds members that the mandate to providing fencing with gated access dates to a formal vote in 2018 and had not been newly proposed as a component of the completed improvements.
- Question related to whether the fencing had resulted in increased membership. President responds that a noticeable increase had not yet occurred, but that gate codes were not yet being automatically provided at time of payment (this is a near term goal)

#### 10:40 Questions and clarifications related to membership

- Members reminded that membership options include \$125 annual payment, \$12.50 monthly payment, or 8 hours of volunteer work
- Question asked about whether Vistancia and Montebella residents can join. Members are reminded that Montebella IS part of DCR, but Vistancia is not. Montebella's HOA had paid membership one year on behalf of their residents, but has not repaid since. President suggests that few Montebella residents were aware of this change, but that the gated access was changing this misunderstanding.
- Question on whether association collects emails. Answer is yes, unless members pay by check and do not provide this information.
- Question asked regarding membership term. Historically this has been May to May, with the need for pro-rated billing. With automated payment options, membership is now tracked coincident with time of payment and additional 5 year and lifetime memberships are offered at a cost of \$375 and \$625.
- Sale of community center netted associated a one-time income of ~\$118K with ~\$32K currently remaining and an estimated ~\$19K after erosion project is complete.
- In June (annual meeting) a more serious conversation about how to invest the remaining funds will be necessary.

10:52 Discussion related to improvement projects ends and Anthony provides membership update. Currently 166 paid members, 4 years ago had 125 members, at its lowest the association had 115 members, and at its largest known peak, the association had 195 members.

Question asked about scheduling a "grand re-opening" event with membership drive and food. A quarterly event was suggested, with the possibility of increased frequency to monthly during summer months.

Suggestion to provide a "Welcome to the Neighborhood" resource.

11:03 In response to questions and suggestions, President requests a volunteer to help coordinate efforts and replace Winnie, who moved. Terri Martin volunteers.

11:18. Dan reviews current state of books and Profit & Loss statement provided at meeting.

11:27. Question asked regarding lake water testing. Clarification provided on several points, namely:

- Lake is naturally occurring and not free of viruses, bacteria, and other naturally occurring organisms (it is not a swimming pool)
- Water quality is tested once lake temperatures reach "bathtub water" temperatures (i.e. when potentially pathogenic organisms are most likely to thrive)
- Testing facilities are out near the Austin airport and require volunteers to commit to a 1.5 hour drive time (we should investigate facilities in Hays / closer proximity)

- Members are reminded that E. Coli is the indicator bacteria that we test and that testing levels have never come near those recognized as unsafe. However, there is ALWAYS a risk of infection when swimming in a natural body of water and immune compromised individuals should avoid it and federal agencies recommend showering with soap after exiting any naturally occurring body of water.
- Members are reminded not to swim for at least a week following a major rainfall event (as recommended by government agencies and consistent with testing timelines)

11:37. Other general park questions:

- Current board composition: 2 open positions for members at large
- Cost to restock the lake: \$7/bass and usually about \$700-\$1,000 overall (20-50 lbs of minnows included). Bass are catch & release. Catfish & perch can be eaten.
- Feedback requested on whether to expand the stretch of beach, with an expected cost of \$700 in sand and equipment + volunteers to spread along with ongoing future expense. Attending members not in favor.

11:45. In response to a question regarding the volleyball court, Lee mentioned he has a replacement net that he just needs to pull from his garage and put up with a few volunteers.

11:54. President cites need to re-assess ongoing commitments and liabilities with a substantial set of items now off the books, along with projecting a long term budget and a projected membership number needed to meet those obligations.

11:57. Lee motions to adjourn, Matt seconds, majority "ayes," meeting adjourned.