

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD SEPTEMBER 18, 2014 AT THE IMC OFFICE**

DIRECTORS:

KATHERINE BAKER
DEBBIE BEVERS
CHRIS CASH
BOBBY POWELL
LOREN ZAWODNY

PROPERTY OWNERS MEMBERS PRESENT: 15

IMC

Steve Durham
Pat Van Velzer

CALL TO ORDER:

Called to order at 6:00 p.m. Steve gave an introduction of the board meeting procedures to the property owners present.

NO PREVIOUS BOARD MEETING MINUTES

NEW BUSINESS

Steve asked to move the ACC appointments from the Open Session to the Executive Session to allow for private discussion of the nominees. The Board approved.

Election of Officers: New Board Officers are:

Katherine Baker	President
Debbie Bevers	Vice-President
Loren Zawodny	Secretary
Bobby Powell	Treasurer
Chris Cash	Board Member at Large and ACC Committee Liaison

Bobby Powell made a motion to accept these board officer positions and for a 1 year term. Chris Cash 2nd the motion, and the motion carried unanimously.

Purchase of Insurance: Steve explained the need and purpose of “D&O” and “General Liability” Insurance. IMC has an application ready to submit for a quote. The board agreed. Debbie Bevers will also get another quote on insurance.

Maintenance of Retention Ponds: After general discussion, it was decided to get quotes from an insured company for the initial cleanup of all the ponds and drainage ditches and for a 1 year contract for the maintenance of these same areas. Loren made a motion to this action, Bobby 2nd it, and the motion carried unanimously.

Bank Signors: New signors on the Deer Trail POA Woodforest Checking Account will be Bobby Powell, Katherine Baker and Steve Durham. The board decided on single signatures at this time. Loren motions, Chris 2nd the motion, and it carries unanimously.

Website: There was discussion to start a website for Deer Trail POA. It will be owned by the POA, and created and managed at this time by Bobby Powell or another board approved person. Bobby motions, Loren 2nds, and it carries.

Open Forum:

1. Steve announces a class that IMC offers to its’ board members that he calls HOA 101. The purpose is to instruct and train new board members. The board decides to meet for the class on October 9, 2014 @ 6 @ the IMC office.
2. ACC Applicants that are present give a brief introductory bio. (Gregg Pocock and Paul Ivy)

3. Mary Ellen Carew asked what can be done about lot owners that don't maintain their lots. Bobby, from the board said that they will address that once the board is up and running.
4. Larry (no last name) asked about vacant homes in the neighborhood. Steve suggested that maybe the POA can work with the county to take action.
5. Paul Ivy asked who maintains the pipeline road that runs across the back property line of the neighborhood. General comments are that that is outside of the neighborhood, so the POA does not maintain.
6. Linda Henry asked where to submit the ACC forms. They are submitted to the IMC office on behalf of the Deer Trail POA.
7. Claire Moore asked where a copy of her personal ACC approved forms were. Steve said that the Developer would have those older copies if they had not been returned to the property owner.

Bobby made a motion to adjourn the Open Session. Chris 2nd the motion. The Open Session adjourned and the Executive Session Meeting was called to order at 7:05 p.m.

EXECUTIVE SESSION

A. DIRECTORS TERMS:

Debbie Bevers – 1 year
Katherine Baker – 2 year
Bobby Powell – 2 year
Chris Cash – 3 year
Loren Zawodny – 3 year

B. A/R AGING REPORT & COLLECTIONS

C. DEED VIOLATIONS

D. ACC

ADJOURNMENT:

Next Board meeting will be October 9, 2014 @ 7pm @ the IMC office. The Board adjourned the executive session of the meeting at 8:08 p.m.

PUBLIC QUESTIONS/COMMENTS

The Board reopened the Open Session for summary of Executive Session. The Board reviewed the current collections status and decided not to bill for the Annual Assessment Dues for 2014-15. Also, to send friendly reminder letters to past due accounts, and to refund property owners who paid their 2014-15 Annual Dues. Deed Restriction Violations were discussed, and the board decided as a 1st course of action to mail out an informative letter to property owners. The ACC nominees were discussed, and the ACC members were decided and are being notified.

Minutes prepared as written by Pat Van Velzer

Approved by: _____
Position: _____ Date: _____