

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD NOVEMBER 13, 2014 AT THE IMC OFFICE**

DIRECTORS:

KATHERINE BAKER
DEBBIE BEVERS
CHRIS CASH
BOBBY POWELL
LOREN ZAWODNY

PROPERTY OWNERS MEMBERS PRESENT: 7

GUEST PRESENT: 2 OWNERS OF GREENSCAPE INNOVATIONS

IMC

Pat Van Velzer

CALL TO ORDER:

A quorum was met and the meeting called to order at 6:02 p.m. by Katherine.

PREVIOUS BOARD MEETING MINUTES: The last meeting's minutes were reviewed. Debbie made a motion to accept and approve the minutes. Chris 2nd the motion, and it passed unanimously.

FINANCIALS: The financial reports from October 2014 were reviewed and approved. Loren made a motion to accept and approve the financials. Debbie 2nd the motion, and it passed unanimously.

OLD BUSINESS:

Retention Pond Maintenance Bid Review: (Also part of NEW BUSINESS) Debbie invited guest speakers, Sam and Cindy Salmeron from Greenscape Innovations to introduce their company, explain their bid, and to answer questions. Their start date would not be before mid-December with a 2 week time frame. They were asked if any permits would be required. Bobby will find out. The guests left the meeting and the review of bid continued with open discussion of the other bids. There was a question about the original design of the ponds and easements to handle the water flow. Loren plans to contact an engineer for information on an opinion. Loren made a motion to either vote on the 3 bids or to get more or revised information. There was a 3-1 vote to table the issue until the next board meeting.

SAFETY HAZARD: Safety hazard at corner of Black Buck Ln and Willis Waukegan caused by overgrown shrubs/trees. Chris has not contacted the owners yet, but still plans to.

NEW BUSINESS:

Retention Pond Maintenance Bid Review: Discussed in the OLD BUSINESS.

Website Review/Email Setup: Bobby reported that the emails are not set up yet, but the information on the website is current. Loren said he would work on a form to add to the website to help develop an email database to be used for communication with property owners.

Fine and Fee Schedule: The board discussed creation and implementation of a schedule. They decided on a basic structure to develop. An example is:

6 month term, 30 day cycle following a visual inspection

1st Notice – warning, Deed Restriction section referenced, 30 days to amend

2nd Notice - \$50 fine, same or similar violation, Deed Restriction section referenced, 30 days to amend

3rd Notice - \$100 fine, same or similar violation, Deed Restriction section referenced, 30 days to amend

4th Notice - \$150 fine, same or similar violation, Deed Restriction section referenced, 30 days to amend

5th Notice – \$150 fine, same or similar violation, Deed Restriction section referenced, 30 days to amend

6th Notice - \$150 fine, same or similar violation, Deed Restriction section referenced, 30 days to amend

Term ends. Next month, 1st Letter, etc., start new cycle.

Bobby made a motion to adopt the fee schedule for consideration for the official “fine & fee” schedule. Debbie 2nd the motion, and it carried unanimously.

Open Forum:

1. Melinda Niewiemiowski brought up an issue with her neighbor who is building and changing the elevation of his lot causing drainage issues onto her lot. Chris explains the ACC procedures to her and will have the ACC review it.
2. Karee Pocock brought a petition signed by 10 of the 13 home owners on Black Buck Lane all in agreement for **NO** streetlights to be installed.
3. A property owner asked if there needs to be any notification or approval for the initial lot clearing. Chris answered no.

Bobby made a motion to adjourn the Open Session. Loren 2nd the motion. The Open Session adjourned and the Executive Session Meeting was called to order at 7:35 p.m.

EXECUTIVE SESSION**A. COLLECTIONS****B. DEED VIOLATIONS****C. ACC REVIEW****ADJOURNMENT:**

Next Board meeting will be December 11, 2014 @ 5pm @ the IMC office. The Board adjourned the executive session of the meeting at 8:41 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 to mail statements with "209" letters to past due accounts. Deed Restriction Violations were discussed, and the board decided to mail out Deed Restriction Violation letters. The ACC submittals were reviewed.

Minutes prepared as written by Pat Van Velzer

Approved by: _____

Position: _____ Date: _____