

**DEER TRAIL PROPERTY OWNERS ASSOCIATION  
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS  
ASSOCIATION HELD JANUARY 22, 2015 AT THE IMC OFFICE**

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**DIRECTORS PRESENT:**

KATHERINE BAKER  
DEBBIE BEVERS  
BOBBY POWELL  
LOREN ZAWODNY

**DIRECTORS NOT PRESENT:**

CHRIS CASH

**PROPERTY OWNERS MEMBERS PRESENT: 3**

**IMC**

Pat Van Velzer

**CALL TO ORDER:**

A quorum was met and the executive session of the board meeting was called to order at 5:00 p.m. by Katherine.

**EXECUTIVE SESSION (*Closed to public*)**

- A. COLLECTIONS**
- B. DEED VIOLATIONS**
- C. DISCUSSION OF:  
Safety Illumination  
Drainage**
- D. ACC MEMBERS (Review with Board)**

**CALL TO ORDER OF OPEN SESSION:**

The open session of the Board Meeting was called to order at 6:08 pm by Katherine.

**ESTABLISH QUORU/ANNOUNCEMENTS:**

A quorum was met and there were 3 property owners present to make announcements to.

**EXECUTIVE SUMMARY:**

The Board decided to mail "209" letters to some delinquent accounts and to continue mailing deed violation letters to those property owners in violation. The board reviewed procedures and policies with an ACC member. There was no other ACC business to discuss. The Board discussed the Safety Illumination and Drainage proposals that will be brought to the open session for discussion and voting.

**PREVIOUS BOARD MEETING MINUTES:** The last meeting's minutes were reviewed. Loren made a motion to accept and approve the minutes. Bobby 2<sup>nd</sup> the motion, and it passed unanimously.

**FINANCIALS:** The financial reports from December 2014 were reviewed and approved. Bobby made a motion to accept and approve the financials. Loren 2<sup>nd</sup> the motion, and it passed unanimously.

**OLD BUSINESS:**

**Safety Illumination:** An additional proposal from SHECO for \$254.77 was discussed by the board. Loren made a motion to approve the funds to SHECO and Debbie 2<sup>nd</sup> it, and it passes unanimously.

**Retention Pond & Drainage:** (Engineer Proposal, Kinder Morgan Response) Katherine reviewed the meeting for the other board members; Kinder-Morgan may add rocks, and Deer Trail POA may add cement to the ditch area discussed. Katherine then reviewed the Engineer's proposal of \$4,000.00 for engineer reports on 2 retention ponds at the end of Red Stag Ct. and a drainage ditch between Bush Buck Lane and Water Buck Lane. The board discussed having outside contractors do the work after the engineer reports come back. Loren made a motion to approve \$4,000.00 to have Bleyl Engineers produce engineer reports. Debbie 2<sup>nd</sup> the motion and the motion passed unanimously.

**NEW BUSINESS:**

**Open Forum:**

Bobby will try to get a sheriff to come to the next board meeting for a neighborhood safety talk.

Carol Sloan asked:

1. Can people use garbage cans so dogs don't get into the trash
2. Can anything be done about the street parking? The board responded that since the streets are county owned, the POA's deed restrictions are not able to be enforced. She can contact the sheriff's department to see about any street parking restrictions
3. What is the fine policy? Katherine answers we just received the "recorded copy". The POA is able to fine and follow through with justice court. Loren and Bobby also explain in more detail.
4. Does the association have an attorney on retainer? The board explained that it is too expensive to keep an attorney on retainer, however, the management company can refer at any time and does work with an attorney.

**ADJOURNMENT:**

Debbie made a motion to adjourn the Open Session and Board Meeting. Loren 2<sup>nd</sup> the motion. The Open Session and the Board Meeting adjourned at 6:41 p.m.

Next tentative Board meeting will be February 5, 2015 @ 5pm @ the IMC office.

Minutes prepared as written by Pat Van Velzer

Approved by: \_\_\_\_\_

Position: \_\_\_\_\_ Date: \_\_\_\_\_