

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD FEBRUARY 5, 2015 AT THE IMC OFFICE**

DIRECTORS PRESENT:

KATHERINE BAKER
DEBBIE BEVERS
CHRIS CASH

DIRECTORS NOT PRESENT:

BOBBY POWELL
LOREN ZAWODNY

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 REVIEW

CALL TO ORDER OF OPEN SESSION:

The open session of the Board Meeting was called to order at 6:07 pm by Katherine.

ESTABLISH QUORUM/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 of the ACC. The Board further 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. Debbie made a motion to accept and approve the minutes. Chris 2nd the motion, and it passed unanimously.

FINANCIALS: The financial reports from December 2014 were forwarded from the January 22, 2015 board meeting where they were reviewed and approved at that meeting.

OLD BUSINESS:

Safety Illumination: Katherine reviewed the contract with SHECO for adding streetlights in the neighborhood.

Retention Pond & Drainage: (Engineer Proposal, Kinder Morgan Response) Katherine reviewed the contract with Bleyl Engineers to perform a study on specified retention ponds and drainage easements within Deer Trail.

NEW BUSINESS:**Open Forum:**

1. ACC – There was discussion of numbering the housing construction on Red Stag Lane.
2. PCT 1 plans to widen Willis Waukegan – There was discussion of Pct 1 continuing the road widening on Willis Waukegan where Pct 4 left off.
3. Centerpoint – Katherine met with a representative of CenterPoint to ask about the possibility of getting gas in Deer Trail. It will be at least a year before there is a plan.
4. Drainage in Deer Trail – a couple property owners continued questions and discussion on the drainage around their homes in Deer Trail.
5. ACC approval – There was a question on the ACC approval process.
6. 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. The property owner suggested adding "Children at play" signs.
7. Decals for Cars – There was discussion of decals for property owners' cars for identification and safety. A suggestion was made about starting a neighborhood watch.
8. Street Lights – There was more discussion and clarification on the street lights being added and about the streetlights that are out and not working.
9. Annual Due billing – A property owner asked about the annual dues billing cycle. The board said it was from July 1 to June 30, and that the POA will be billing next June.

ADJOURNMENT:

Debbie made a motion to adjourn the Open Session and Board Meeting. Chris 2nd the motion. The Open Session and the Board Meeting adjourned at 6:54 p.m.

Next tentative Board meeting will be March 19, 2015 @ 5pm @ the IMC office.

Minutes prepared as written by Pat Van Velzer

Approved by: _____

Position: _____ Date: _____