

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD MARCH 19, 2015 AT THE IMC OFFICE**

DIRECTORS PRESENT:

KATHERINE BAKER

DEBBIE BEVERS (Present for Executive Session, but absent from Open Session)

CHRIS CASH

BOBBY POWELL

DIRECTORS NOT PRESENT:

LOREN ZAWODNY

PROPERTY OWNERS MEMBERS PRESENT: 13

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 OPEN SESSION BUSINESS**
- D. ACC REVIEW**

CALL TO ORDER OF OPEN SESSION:

The open session of the Board Meeting was called to order at 6:09 pm by Katherine.

ESTABLISH QUORUM/ANNOUNCEMENTS:

A quorum was met and there were 13 property owners present to make announcements to.

EXECUTIVE SUMMARY:

The Board decided to mail "209" letters to some delinquent accounts, proceed with legal action on some other 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 discussed "Open Session" agenda items that will be brought to the open session for further discussion and voting.

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

FINANCIALS: The financial reports from February 2015 were reviewed and approved. Bobby made a motion to approve the financials, Chris 2nd the motion, and it passed unanimously.

OLD BUSINESS:

SHECO Progress (Safety Illumination): Streetlights are up but not all are hooked up. There have been rain delays and it needs to dry up.

Drainage: (Bleyl Engineer Report) Katherine reviewed. The report is not yet ready. Should be ready next week. Katherine reviewed the drainage history beginning with the collected bids, then the decisions to hire an engineer who did the original plats, then to the engineer reports which are not ready yet. The board hopes to have a plan of action after receipt of the reports.

NEW BUSINESS:

COMBINING LOTS: Bobby explained that Sec 10 of the Deed Restrictions allows for the combination of adjoining lots in Deer Trail as per the Deed Restrictions. Bobby made a motion to allow the combination of lots as for maintenance fees as per the Deed Restrictions. Chris 2nd the motion. Katherine stated her opinion that her understanding of how it is written means that it is intended for the construction site and not for general joining of adjoining lots. The motion passed.

STREET PARKING VIOLATIONS: Katherine stated that there is a lot of parking on the streets. The streets were once private streets, now they are county streets. She thinks the POA can fine under the Deed Violations Fine Policy. Chris spoke about 72 hour limits and towing. On inoperable vehicles, Chris stated that the POA has begun the process to enforce the Deed Restrictions.

APPLICATION FEE FOR ACC: In the Deed Restrictions, the ACC is set up to charge a fee.

ANNUAL DUES NOTICE LETTER: A notice letter is planned to go out by May 31, 2015.

MAINTENANCE FEES: Katherine stated that there had been no fees charged for 2014 – 15, and the fees would be \$240 per year as stated in the Deed Restrictions for the next billing cycle of 2015-16.

Open Forum:

1. Denise Voss – asked if a letter could be mailed to property owners telling them where they can see the Deed Restrictions? Chris answered that they agree and they are working on a letter.
2. Scott Henderson – brought his contractor to the meeting. He is building up his lot because the water is flowing onto his lot and is draining into two other lots. He is looking for answers and direction from the board before he proceeds further. Ruby, a neighbor, says the county told her to “dam up” the water from coming into her lot. She wants someone to advise her on drainage. Both are very interested in the engineer’s report. Katherine again reviewed the information she had received so far from the engineer and how it was taken from the original plats and reports. There was further discussion among those present. Someone said the county should clean the ditches. There was discussion of the red clay the builders use and it’s spread. Bobby summarized by saying that we are still waiting on the engineer’s report so that Deer Trail can do the job of correcting and maintaining the ponds and ditches correctly.

ADJOURNMENT:

Bobby made a motion to adjourn the Open Session and Board Meeting. Chris 2nd the motion. The Open Session and the Board Meeting adjourned at 6:57 p.m.

Next tentative Board meeting will be April 15, 2015 @ 5pm.

Minutes prepared as written by Pat Van Velzer

Approved by: _____

Position: _____ Date: _____