

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD APRIL 15, 2015 AT MONTGOMERY COUNTY CENTRAL LIBRARY**

DIRECTORS PRESENT:

KATHERINE BAKER
LOREN ZAWODNY
CHRIS CASH
BOBBY POWELL

DIRECTORS NOT PRESENT:

DEBBIE BEVERS

PROPERTY OWNERS MEMBERS PRESENT: 13

IMC

Pat Van Velzer

GUEST SPEAKERS

BILL SMITH, PCT 4 ROAD INSPECTOR
OFFICER STEIN, SHERIFF'S DEPT.

CALL TO ORDER:

A quorum was met and the executive session of the board meeting was called to order at 5:06 p.m. by Katherine.

EXECUTIVE SESSION (Closed to public)

- A. COLLECTIONS**
- B. DEED VIOLATIONS**
- C. DISCUSSION OF OPEN SESSION BUSINESS**
- D. ACC REVIEW**
- E. PROPERTY OWNER HEARING REQUEST**

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 announcements were made to 13 property owners and 2 guests.

EXECUTIVE SUMMARY:

The Board decided to proceed with legal action on 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 discussed "Open Session" agenda items that will be brought to the open session for further discussion and voting. The board met with a property owner.

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

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

OLD BUSINESS:

Drainage: (Bleyl Engineer Report) Katherine said they received the report earlier in the day and have not had a chance to review yet. Now the board can begin to collect accurate bids for the work to be done.

NEW BUSINESS:

Annual Dues Notice Letter: Loren said that a letter will be mailed out to the property owners in the next week.

Septic Tank Annual Maintenance Contracts: Katherine announced the need for Deer Trail property owners to get a contract or to verify that the existing contract is in the property owner's name. To get an affidavit and to file the contract, go to the Environmental Health Department.

Red Stag Entrance Fence Repair: Loren said that the fence had been damaged. He also said that the builder and/or developer had installed and maintained the fence previously. In reviewing the legal documents, there is nothing recorded that shows the Deer Trail P.O.A. as owner or responsible for the maintenance of the fence. It is the homeowner's fence. Loren made a motion to sever any responsibility or liability in the maintenance of the fence at the entrance of Red Stag Lane. Bobby 2nd the motion, and it passed unanimously.

GUEST SPEAKER: BILL SMITH, PCT 4 ROAD INSPECTOR: Bill introduced himself and gave a brief review of the responsibilities of the commissioner's precinct, which is to construct, maintain and improve. Some services of the precinct include installing and inspecting culverts, maintaining the ditches on the roadside, and mosquito spraying, etc. Mr. Smith then accepted questions. Katherine asked what to do when a homeowner installs too small of a culvert? Mr. Smith said to call the Road Inspector's office. Loren asked is there is a plan to update Willis Waukegan to F.M. 2432? Mr. Smith said that that is a project on the list and encouraged everyone to vote in the upcoming bond election. Another question was asked about how many entrances there will be to the new Deer Trails 2 neighborhood. There is (1) one planned and is on Willis Waukegan.

GUEST SPEAKER: OFFICER STEIN: SHERIFF'S DEPARTMENT: Officer Stein explained that with late notice, he was asked to fill in for Sheriff Deputy Sgt. Michael Silvio. Officer Stein opened with accepting questions. Bobby asked about what qualifies as a noise violation and what can be done about it? Officer Stein said that it is about 80 decibels and a public nuisance. He also said that they operate on a "3 strikes" method; #1 – warning, #2 – citation, #3 – disorderly conduct and jail. There were several other questions asked about barking dogs, shooting guns, and street parking which Officer Stein answered. He also gave the advice that everyone should get to know their neighbors.

OPEN FORUM:

1. Meeting Signs – Loren will gather information and bids for "Meeting Signs" to announce the P.O.A. meetings.
2. Boats in driveways? – A property owner asked if anything is being done? The board answered that they are enforcing the deed restrictions, including the boats in the driveways. Katherine went on to explain the fine policy.
3. New Construction – A property owner asked about overfilled dumpsters and debris piles in the front yards of certain new construction homes. Katherine answered that the ACC is addressing these issues, setting up policies, and following the deed restrictions.
4. Sprinkler system outside of the fence – It was asked about a specific home and its sprinkler system. The board agreed that since this is a septic sprinkler system, it is a health department issue.

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 7:00 p.m.
Next tentative Board meeting will be May 21, 2015 @ 5:30 pm.

Minutes prepared as written by Pat Van Velzer

Approved by: _____

Position: _____ Date: _____