

**Deer Trail Property Owners Association
Minutes of a Meeting of the Board of Directors of Deer Trail Property Owners Association
Held May 21, 2015 at the IMC Office**

Directors Present

Katherine Baker
Debbie Bevers
Loren Zawodny
Bobby Powell
Chris Cash

Property Owners Present: 6

IMC

Steve Durham

Call to Order

A quorum was met and the executive session was called to order at 5:30 pm by Katherine

Executive Session (Closed to Public)

- A. Quotes for signs to announce monthly board meetings
- B. Financials, accounts receivable, and aging account summary
- C. Accounts Payable
- D. Deed Violations
- E. Legal update
- F. ACC activity

Call to Order of Open Session

The open session of the Board Meeting was called to order at 6:30 pm by Katherine

Establish Quorum/Announcements

A quorum was met and announcements were made to 6 property owners present.

Executive Summary

The Board considered quotes for signage that would be posted at each neighborhood entrance to announce monthly Board meetings. The Board reviewed list of aging accounts receivable and list of active deed violations and notifications. The Board received an update on a "Total Release" document being prepared by Mr. Fowler (lawyer). The Board discussed current ACC activity including the development of an application fee structure, and signage and tracking database for active ACC projects.

Previous Board Meeting Minutes

The last meeting minutes were reviewed by Loren. Loren made a motion to accept and approve the minutes, Chris seconded the motion, and it passed unanimously.

Financials

The financial reports from April 2015 were presented by Bobby. He updated that email service from the DTPOA website host company would be removed and future website fees would appear differently. Ebbing made a motion to accept and approve the financial report, Chris seconded the motion, and the motion passed unanimously.

Old Business

A. Drainage Easement Improvements: The Board received final engineering report from Bleyl, and 3 companies were in the process of preparing bids for the engineering plan. Bids were not complete but we're expected in 7-10 days from Environmental Allies, Stormwater Solutions, and Champions Hydro-Lawn. Project timelines and Kinder-Morgan involvement were also discussed.

New Business

A. Signs for monthly board meeting announcements. Sign bids were presented from Fast Signs and Signs, Etc. Bobby made a motion to approve \$500 threshold for printing of signage to announce monthly Board meetings. Chris seconded the motion and it passed unanimously.

B. ACC Activity. D.R. Horton model home sign and flagpole were discussed. The original ACC application was unclear as to the duration that the property would be used as a model home/sales office, or that it was a model home for Deer Trails II community which is separate from Deer Trails POA. Steve will contact the company, and the ACC will discuss over the next month.

Open Forum

1. Drainage easement project was discussed further for property owners who were attending Board Meeting for the first time. Several homeowners described drainage problems that they have on their property which were a product of civil dispute, county right of way, or community drainage easement.

Adjournment

Bobby made a motion for adjournment and Debbie seconded the motion. The Open Session of the Board Meeting adjourned at 7:35pm.

Next tentative Board Meeting will be June 18, 2015 at 5:30pm at the Central Library in Conroe.

Minutes prepared by Loren Zawodny, Secretary.

Approved by: _____

Position: _____ Date: _____