

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD JUNE 18, 2015 AT MONTGOMERY COUNTY CENTRAL LIBRARY**

DIRECTORS PRESENT:

KATHERINE BAKER
DEBBIE BEAVERS
BOBBY POWELL

DIRECTORS NOT PRESENT:

LOREN ZAWODNY; CHRIS CASH

PROPERTY OWNERS MEMBERS PRESENT: 8

IMC

Pat Van Velzer

CALL TO ORDER:

A quorum was met and the executive session of the board meeting was called to order at 5:30 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 6:38 pm by Katherine.

ESTABLISH QUORUM/ANNOUNCEMENTS:

A quorum was met and announcements were made to 8 property owners.

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 ACC procedures and policies and decided to notify certain property owners of ACC noncompliance issues. 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 by Bobby. Debbie made a motion to accept and approve the minutes. Bobby 2nd the motion, and it passed unanimously.

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

OLD BUSINESS:

Drainage: Katherine gave a brief history of the retention ponds and drainage ditches in Deer Trail. She then reported that "Environmental Allies" won the bid for approximately a \$45,000 contract with Deer Trail POA to do work based on the Bleyl Engineering Report. They should begin work in 2 – 3 weeks, weather dependent. Carol Sloan asked where in the budget this is noted. Bobby responded by saying that the expense will be encumbered into the 2015-16 budget. Chris Plausek asked for a scope of the drainage work to be done. Debbie summarized by visually showing areas on the large Deer Trail display map.

NEW BUSINESS:

Discussion of Model Home ACC Policy: This was discussed in executive session.

2015-16 Budget: Bobby explained the budget printout and answered any questions that were raised. Debbie made a motion to accept and approve the budget for the fiscal year of 2015-2016. Bobby 2nd the motion, all were in favor and it passed unanimously.

“No Solicitation” Neighborhood: There was discussion to add “No Solicitation” signs to the speed limit signs. Bobby made a motion to approve it, and Debbie 2nd the motion. Then after further discussion, the board decided to table the motion until more information is gathered.

OPEN FORUM:

1. **Boats in driveways?** - Carol Sloan asked if the board is still sending letters to property owners regarding the boats in driveways. The board responded with a yes.
2. **Sign Beautification Project** – Carol asked if the POA could start a beautification project at the Deer Trail sign. The board responded that the Deer Trail sign is on private property, not common area POA owned property, and that property is the owner’s responsibility.
3. **Website** – Bobby updated the progress on the Deer Trail POA website. Documents are “rolling off” after a certain time frame. He is continuing to work on the website, but they may have to change providers.
4. **July Board Meeting** – The board decided to take a summer break and not hold a July board meeting. The board meeting was tentatively set for August 20 at 5:30pm at the library. The next annual meeting was also tentatively set for September 17th at 6 pm at the library.

ADJOURNMENT:

Bobby made a motion to adjourn the Open Session and Board Meeting. Debbie 2nd the motion. The Open Session and the Board Meeting adjourned at 7:05 p.m.

Next tentative Board meeting will be August 20, 2015 @ 5:30 pm at the library.

Minutes prepared as written by Pat Van Velzer

Approved by: _____

Position: _____ Date: _____