

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD AUGUST 20, 2015 AT MONTGOMERY COUNTY CENTRAL LIBRARY**

DIRECTORS PRESENT:

KATHERINE BAKER
DEBBIE BEAVERS
LOREN ZAWODNY
CHRIS CASH

DIRECTORS NOT PRESENT:

BOBBY POWELL

PROPERTY OWNERS MEMBERS PRESENT: 23

IMC

Pat Van Velzer and Steve Durham

CALL TO ORDER:

A quorum was met and the executive session of the board meeting was called to order at 5:35 p.m. by Katherine.

EXECUTIVE SESSION (*Closed to public*)

- A. COLLECTIONS**
- B. DEED VIOLATIONS**
- C. BOARD DISCUSSION OF OPEN SESSION BUSINESS**
- D. MEET WITH A HOMEBUILDER**
- E. ACC REVIEW**

CALL TO ORDER OF OPEN SESSION:

The open session of the Board Meeting was called to order at 6:44 pm by Katherine.

ESTABLISH QUORUM/ANNOUNCEMENTS:

A quorum was met and announcements were made to 23 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 discussed "Open Session" agenda items that will be brought to the open session for further discussion and voting. The Board met with a homebuilder that is also a property owner.

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

FINANCIALS: The financial reports from July 2015 were reviewed to the members by Pat with Investment Management Company. Debbie made a motion to approve the financials, Chris 2nd the motion, and it passed unanimously.

OLD BUSINESS:

Drainage: Katherine reported that "Environmental Allies" is completing the project which was only 4 portions of sections of ponds and easements. The Board is holding payment on their invoice until the Bleyl Engineer report about the work completed is received and reviewed.

NEW BUSINESS:

Signs: Loren requested \$300 to purchase approximately 25 “ACC Permit approved” signs to place on Deer Trail lots where improvements are being made. Loren made a motion to accept, Chris 2nd the motion, all were in favor and it passed unanimously.

OPEN FORUM:

1. **Easement Drainage on Red Stag Ln** - Chris Plasek agreed that it would be good to wait for the Bleyl Engineer report since he had concerns regarding the work done in the easement adjacent to his property.
2. **Clarification on Easements in Deed Restrictions** – Chris also asked for clarification. Both Katherine and Stephen from the ACC responded and explained the building line easements.
3. **Red Dirt on Neighbor’s Property** - Melinda Niewenski complained about her neighbor’s grade on his property with added red dirt causing water drainage onto her property.
4. **Ditch Maintenance** - John Cisneros asked who maintains the ditches on the roadsides. The board and others answered that Montgomery County maintains these.
5. **Appearance of Lawns** – Amanda Cisneros asked what could the POA board do to change the appearance of a particular property in Deer Trail. The Board responded that they may enforce the deed restrictions, but with issues outside of the board’s authority, the complaining property owner could contact the County Animal Control and other various county offices to report their complaints.
6. **More Drainage Questions** – Stephen Naleway commented that the drainage plan was originally approved by the county and the retention ponds are designed to have water flow both in and out of them. He added that homebuilders and property owners should build above the grade. Another property owner asked about moving an easement on his property to another location. Someone else mentioned that 200’ of his property floods.
7. **Natural Gas Petition** – Danny Ivy asked about getting natural gas to Deer Trail. Several responded that that was already tried a few years ago without success because of great costs to get the gas lines to Deer Trail.
8. **Deed Violation home** – Carrie Pocock asked about a home that needed mowing. The board replied that they were aware of it and are following up.
9. **ATV Requirements** – A property owner asked about ATVs being driven on others properties and the streets of Deer Trail. The board said that they will follow up with it and that she call the police if it is endangering anybody or their property.

ADJOURNMENT:

Chris made a motion to adjourn the Open Session and Board Meeting. Debbie 2nd the motion. The Open Session and the Board Meeting adjourned at 7:49 p.m.

Next tentative Board meeting will be immediately after the Annual Meeting (if time provided), September 17, 2015 @ 6:00 pm at the library.

Minutes prepared as written by Pat Van Velzer

Approved by: _____

Position: _____ Date: _____