

**DEER TRAIL PROPERTY OWNERS ASSOCIATION  
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS  
ASSOCIATION HELD OCTOBER 15, 2015 AT IMC CONFERENCE ROOM**

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**DIRECTORS PRESENT:**

KATHERINE BAKER  
STEPHEN NALEWAY  
LOREN ZAWODNY  
BOBBY POWELL  
MATT ADAMS

**PROPERTY OWNERS MEMBERS PRESENT: 9**

**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. BOARD MEMBER APPOINTMENT**
- D. ACC APPLICANT REVIEW/4H PROJECT**

**CALL TO ORDER OF OPEN SESSION:**

The open session of the Board Meeting was called to order at 6:23 pm by Katherine.

**ESTABLISH QUORUM/ANNOUNCEMENTS:**

A quorum was met and announcements were made to 9 property owners.

**EXECUTIVE SUMMARY:**

The Board will continue with legal action on some delinquent accounts and continue to mail deed violation letters to those property owners in violation. The Board accepted Chris Cash's board resignation and appointed Stephen Naleway to complete Chris' vacated position until his term expires in 2017. The Board interviewed and appointed an ACC applicant, Preston McDonald.

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

**FINANCIALS:** The financial reports from September 2015 were reviewed. Bobby made a motion to approve the financials, Loren 2<sup>nd</sup> the motion, and it passed unanimously.

**OLD BUSINESS:**

**Drainage:** Matt Adams gave the update on the drainage. He reported that Bleyl Engineers has plans that need to be approved by Kinder Morgan Pipeline to address the drainage issue at the pipeline crossing at the Bevers property. The apparent problem is the riprap is installed over the grade at the pipeline. Jeff and Debbie Bevers had added comments.

**NEW BUSINESS:**

**Annual Mowing Maintenance Plan:** The Board will continue to work on an annual mowing maintenance program for the retention ponds and common easements within Deer Trail. Stephen gave an update on the current condition of the "ponds" and easements in Deer Trail.

**OPEN FORUM:**

1. **ACC Applicant** – The ACC Applicant, Preston McDonald, was introduced to those members present.
2. **Natural Gas** – John Carew 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.
3. **Drainage and the pipeline** – Jeff Bevers wants restoration on his property where work was done to correct the drainage easement.
4. **Hogs in Neighborhood** - Betty Hightower asked what could be done about the hogs in the neighborhood. Several commented that the new construction was pushing them into Deer Trail and the discussed different methods that property owners could legally use to protect themselves and their property from the hogs.
5. **Dogs running loose** – Betty also asked about what could be done about the loose dogs in the neighborhood. While the POA is very concerned about this issue, the county animal control is the best resource for this issue.
6. **Water Bill Pumping charge** – Betty asked for information on the pumping charge. She will need to go to the water utility company for that answer since it is not a POA issue.

**ADJOURNMENT:**

Bobby made a motion to adjourn the Open Session and Board Meeting. Loren 2<sup>nd</sup> the motion. The Open Session and the Board Meeting adjourned at 6:55 p.m.

Next tentative Board meeting will be November 19, 2015 @ 6:00 pm at the IMC Conference Room.

Minutes prepared as written by Pat Van Velzer

Approved by: \_\_\_\_\_

Position: \_\_\_\_\_ Date: \_\_\_\_\_