

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD NOVEMBER 19, 2015 AT IMC CONFERENCE ROOM**

DIRECTORS PRESENT:

KATHERINE BAKER
STEPHEN NALEWAY
LOREN ZAWODNY
MATT ADAMS

PROPERTY OWNERS MEMBERS PRESENT: 2

IMC

Steve Durham
Pat Van Velzer

CALL TO ORDER:

A quorum was met and the executive session of the board meeting was called to order at 5:36 p.m. by Katherine.

EXECUTIVE SESSION (Closed to public)

- A. COLLECTIONS**
- B. DEED VIOLATIONS**
- C. ACC – CONSTRUCTION DEPOSIT STRUCTURE**

CALL TO ORDER OF OPEN SESSION:

The open session of the Board Meeting was called to order at 6:41 pm by Katherine.

ESTABLISH QUORUM/ANNOUNCEMENTS:

A quorum was met and announcements were made to 2 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 and pursue legal action on one account in violation of the Deed Restrictions. The Board accepted Bobby Powell's board resignation (due to Bobby's employment obligations) and the board will seek to fill his vacated position. The Board began discussion on creating an ACC Construction Deposit Structure.

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

FINANCIALS: The financial reports from October 2015 were reviewed. Stephen made a motion to approve the financials, Loren 2nd the motion, and it passed unanimously.

OLD BUSINESS:

Drainage Update Report: Matt Adams gave the update on the drainage. Matt has been working with Bill Smith from Montgomery County Precinct 4 regarding the planned repairs and digging by the county to the roadside ditches throughout the subdivision.

Matt also reported that Bleyl Engineers has additional invoices for additional work done at the drainage at Red Stag Ct. for \$2500. After much discussion and explanation of the work and the invoice, Stephen made a motion to approve the payment of the \$2500 invoice to Bleyl. Matt 2nd the motion, and it passed unanimously.

Next, there was discussion of the drainage that is adjacent to the Kinder Morgan pipeline and the Bleyl Engineer approximate \$3800 cost to create the plans for the drainage. After discussion, the Stephen made a motion to proceed with the Bleyl Engineer approximate \$3800 plans. Loren 2nd the motions, and the motion passed unanimously.

NEW BUSINESS:

Letter from Corley: The Board reviewed a request letter from John Corley to make a couple small improvements to two retention ponds in Deer Trail required for his adjoining Deer Trails 2 development. After discussion and review of the letter, the board signed the letter.

Old Website Cancellation: The new website is up and running, and the old website is no longer needed. The board discussed the remaining contract that will expire in September of 2016 and how to cancel it. Loren made a motion to send a final notice and a request for the final bill. Matt 2nd the motion, and it passed unanimously.

Property Reappraisal Discussion: There was little discussion and will be tabled until a later date.

OPEN FORUM:

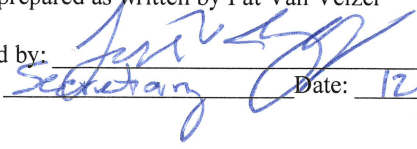
Road Widening: There was one question about the recent bond election and the road widening. No decisions were made, just general discussion on the topic.

ADJOURNMENT:

Stephen made a motion to adjourn the Open Session and Board Meeting. Matt 2nd the motion. The Open Session and the Board Meeting adjourned at 8:06 p.m.

Next tentative Board meeting will be December 17, 2015 @ 6:00 pm at the Montgomery County Central Library.

Minutes prepared as written by Pat Van Velzer

Approved by: 

Position: Secretary

Date: 12/17/2015