

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD FEBRUARY 18, 2016 AT INVESTMENT MANAGEMENT CONFERENCE ROOM**

DIRECTORS PRESENT:

KATHERINE BAKER
STEPHEN NALEWAY
JOHN CISNEROS
LOREN ZAWODNY

DIRECTORS NOT PRESENT:

MATT ADAMS

PROPERTY OWNERS MEMBERS PRESENT: 2

IMC

Pat Van Velzer

CALL TO ORDER:

A quorum was met and the executive session of the board meeting was called to order at 5:39 p.m. by Katherine.

EXECUTIVE SESSION (*Closed to public*)

- A. COLLECTIONS
- B. DEED VIOLATIONS
- C. ACC

CALL TO ORDER OF OPEN SESSION:

The open session of the Board Meeting was called to order at 6:36 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 of the Deed Restrictions. A Board member and an ACC member will work together on compiling and tracking ACC business.

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

FINANCIALS: The financial reports from January 2016 were presented and reviewed by Stephen. Loren made a motion to approve the financials, John 2nd the motion, and it passed unanimously.

OLD BUSINESS:

Bleyle Engineering Invoice: The Board approved payment of the final bill from Bleyle for \$3,800 for the engineering report regarding the work to be done on and around the pipeline. John made a motion to accept the payment, Stephen 2nd the motion, and it passed unanimously.

The Fowler Law Firm Invoice: The Board reviewed the last month's invoice and discussed the details of the invoice. The invoice was already approved previously and paid.

Trash Company Contract Investigations: Loren said that he has no updates on trash company contracts and he is not getting replies from them regarding setting up service for all of Deer Trail. He will continue to work on it.

NEW BUSINESS:

Street Lights: Katherine made requests for street lights with “Sheco” at the 4 intersections on Willis Waukegan and the Deer Trail streets. Loren made a motion to get 4 intersection lights from “Sheco”, and to set a spending cap of \$2,500.00. John 2nd the motion, and it passed unanimously.

OPEN FORUM:

No Open Forum Business to discuss.

ADJOURNMENT:

John made a motion to adjourn the Open Session and Board Meeting. Loren 2nd the motion. The Open Session and the Board Meeting adjourned at 7:03 p.m.

Next tentative Board meeting will be March February 18, 2016 @ 5:30 pm at the IMC Conference Room.

Minutes prepared as written by Pat Van Velzer

Approved by: _____

Position: _____ Date: _____