

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD MARCH 17, 2016 AT INVESTMENT MANAGEMENT CONFERENCE ROOM**

DIRECTORS PRESENT:

KATHERINE BAKER
JOHN CISNEROS
LOREN ZAWODNY
MATT ADAMS

DIRECTORS NOT PRESENT:

STEPHEN NALEWAY

PROPERTY OWNERS MEMBERS PRESENT: 1

IMC

Pat Van Velzer

CALL TO ORDER:

A quorum was met and the executive session of the board meeting was called to order at 5:33 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 6:39 pm by Katherine.

ESTABLISH QUORUM/ANNOUNCEMENTS:

A quorum was met and announcements were made to 1 property owner.

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. There was no ACC business.

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

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

OLD BUSINESS:

Trash Company Contract Investigations: Loren reported that he has gotten some preliminary rates from a trash provider and he is still working on collecting more information to see if this is a beneficial service to add to the Deer Trail POA annual fees.

Street Lights: Matt reviewed the last month's minutes where the board approved a spending cap of \$2500 to SHECO to install street lights at the 4 intersections on Willis Waukegan and Deer Trail streets. SHECO has begun installing the light poles.

Ditch Repair Estimates: Matt presented one of three bids to the board for approval for the remaining work from "street to street" at Bush Buck Lane to Water Buck Lane for a cap of \$23,000. This would include hydro seeding. The board will then gather bids for a continuing maintenance program for the easements and retention ponds, and they will be presented at a future board meeting for approval. John made a motion to approve the bid from Kenneth Snow Construction with a cap of \$23,000 and for the work to begin as soon as the weather allows. Matt 2nd the motions, and it passed unanimously.

NEW BUSINESS:

Neighborhood Watch Group discussion: The board discussed the possibility of the Deer Trail POA directing and implementing a neighborhood watch group. After much discussion, they decided that the POA will not formally organize a group, but will encourage neighbors to communicate with each other in an effort to combat the problem of crime in the area.

"State of the Subdivision" Letter: Loren reported his progress in creating the letter on behalf of the board. He reviewed the topics and the format of the letter. The board plans to send out this letter prior to the 2016-17 annual billing.

Annual Dues Increase discussion: The board discussed the possibility of increasing the Deer Trail POA annual dues to cover the increased costs of the grounds maintenance and the future possible plans of adding amenities to the neighborhood. The board decided to table the issue until they can gather bids on the easement and retention pond maintenance program in comparison to the working 2015-16 budget.

OPEN FORUM:

Gunfire reported within the neighborhood: A property owner reported gunfire in the neighborhood from one residence on multiple occasions. The Sheriff's office has been called, and they have come out to the neighborhood. Article VI, Section 13 on page 14 of the Deer Trail Deed Restrictions specifically says the use and discharge of firearms in the subdivision is strictly and expressly prohibited. The board will do everything they can do legally to address this issue with the individual property owner. An even more effective measure would be to have anybody who hears or witnesses the gunfire call the Sheriff's office without delay and report the incident.

A request for gas service in Deer Trail: A request was made to have gas lines added to the neighborhood. The logistics were discussed on how to make that happen. This would require a signed petition including other neighborhoods in the area to be more effective.

ADJOURNMENT:

Matt made a motion to adjourn the Open Session and Board Meeting. John 2nd the motion. The Open Session and the Board Meeting adjourned at 7:13 p.m.

Next tentative Board meeting will be April 21, 2016 @ 5:30 pm at the IMC Conference Room.

Minutes prepared as written by Pat Van Velzer

Approved by: _____

Position: _____ Date: _____