

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD JUNE 16 , 2016 AT INVESTMENT MANAGEMENT CONFERENCE ROOM**

DIRECTORS PRESENT:

KATHERINE BAKER
MATT ADAMS
STEPHEN NALEWAY
LOREN ZAWODNY

DIRECTORS NOT PRESENT:

JOHN CISNEROS

PROPERTY OWNERS MEMBERS PRESENT: 3

IMC

Rhonda Roberts

CALL TO ORDER:

A quorum was met and the executive session of the board meeting was called to order at 5:40 p.m. by Katherine.

EXECUTIVE SESSION (*Closed to public*)

- A. **ACC Deposit Checks-** Discussions on taking only cashier's checks or money orders
- B. **DEED VIOLATIONS-** Deed violations were reviewed and consent given to send
- C. **COLLECTIONS-** Consent given to send certified letters to delinquent accounts

CALL TO ORDER OF OPEN SESSION:

The open session of the Board Meeting was called to order at 6:30pm by Katherine.

ESTABLISH QUORUM/ANNOUNCEMENTS:

A quorum was met. Announcements were made.

EXECUTIVE SUMMARY:

The Board will continue with collection letters being sent to delinquent accounts and continue to mail deed violation letters to those property owners in violation of the Deed Restrictions.

There was discussion on dues being raised and how to allocate the additional funds to pay for the drainage repairs.

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 May 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: Drainage; Matt let everyone know that the drainage repairs would continue by July 2nd from Bush Buck to Water Buck. There was explanation on the continuation of drainage repairs. Matt made a motion to increase the originally approve \$21000.00 to \$35,000.00 for drainage repairs, Loren 2nd the motion. Approved unanimously.

NEW BUSINESS: Discussion was had over the increase of the dues this year. It was explained to everyone that the increase would only offset the cost of the drainage repairs. Everyone was reminded that in 2014 POA dues were waived all together.

OPEN FORUM: A homeowner questioned their ACC packet and approval. Matt called an ACC member and was told their plans were approved. A member suggested a "new move in welcome" to introduce neighbors and direct the new homeowner to the deed restrictions. Suggested that this would be proactive rather than reactive and might help with lowering deed violations. Loren informed everyone about the new social network known as "Next Door" specifically for neighborhoods. Loren also directed everyone to the Deer Trail website for additional information.

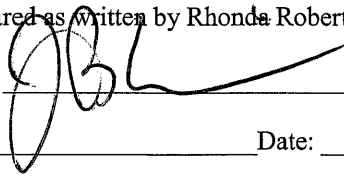
It was decided that the Annual Meeting would be on Thursday September 15th at the Central Library

ADJOURNMENT:

Loren made a motion to adjourn the Open Session and Board Meeting. Matt 2nd the motion. The Open Session and the Board Meeting adjourned at 7:15 p.m.

Next tentative Board meeting will be August 18, 2016 @ 5:30 pm at the Central Library in Conroe.
(Annual Meeting)

Minutes prepared as written by Rhonda Roberts.

Approved by: 

Position: _____

Date:  18, 2016