

DEER TRAIL PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING August 15, 2019

HELD AT INVESTMENT MANAGEMENT CO. CONFERENCE ROOM

Directors Present:

IMC: Rhonda Roberts

Katherine Baker  
Juli Schmoker  
Clarence Farrow  
Stephen Naleway  
Vince Rybicki

**Establish Quorum/Executive Session (closed to public)**

Katherine Called the meeting to order at 5:30 p.m.

**Executive Summary:**

**Accounts Receivable:** The Board reviewed all delinquent accounts and will pursue legal action against all accounts delinquent more than two years. The Board will continue its efforts to bring all accounts to a current status.

**Deed Violations:** The Board reviewed deed violations presented. There were 3 violation letters sent. The Board will continue its efforts to have all lots in compliance with the Governing Deed Restrictions.

**Meeting with Homeowner-ACC denial appeal:** The Board met with a homeowner regarding a denial from the ACC. The homeowner appealed his application to the Board of Directors. The Board agreed to reconsider the application if the homeowner would make some modifications to his submittal. The homeowner agreed and will resubmit his application to the Board for a final approval.

**Landscaping/Mowing billing review:** The Board reviewed the billing and scope of work on mowing and ditch maintenance.

**Domain Name Payment:** The Domain for the Deer Trail website has been paid for and renewed.

**Call to Order Open Session:**

Katherine called to order open session at 6:26 p.m.

**Minutes:** The minutes from the June 20, 2019 meeting were reviewed. Stephen made a motion to approve the minutes as presented. Juli seconded. Motion passed unopposed.

**Finances:** The financials for July 2019 were reviewed. Clarence made a motion to approve the finances as presented. Stephen seconded. Motion passed unopposed.

**Old Business:**

- a. Drainage repairs: Clarence reported drainage work complete from Black Buck to Red Stag and Bush Buck to ~~Black Buck~~ *W.B.L.*
- b.

**New Business:**

- a. Vote on 209 letters: Stephen made a motion to send 209 letters to all accounts that are \$400 or more in the arrears. Vince seconded. Motion passed unopposed.
- b. Set date for Annual Meeting of Members: Clarence made a motion to set the 2019 Annual Meeting of Members on September 18, 2019 to be held at the Office of IMC. Juli seconded. Motion passed unopposed.

*Ray Rygle (CIE)*

**Adjourn:** There being no further business, Juli made a motion to adjourn the meeting. Stephen seconded. Meeting adjourned at 6:57 p.m.

Approved by: *Clarence Farrow* Position: *Sec*

Minutes Prepared by Rhonda Roberts