

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

DIRECTORS PRESENT:

KATHERINE BAKER
MATT ADAMS
STEPHEN NALEWAY
JOHN CISNEROS

ACC MEMBERS PRESENT:

Matt Madsen
Gregg Pocock

PROPERTY OWNERS MEMBERS PRESENT: 5 (see attached sign-up sheet)

IMC

Rhonda Roberts

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. **DEED VIOLATIONS-** Deed violations were reviewed and consent given to send letters.
- B. **COLLECTIONS-** A/R was reviewed and past due notices will be sent. Consent was given to take 9 accounts to small claims court for judgement. Three accounts have been brought current this month.
- C. **Small Claims Cases-** There are no current judgements on file
- D. **Solar Panel Application-** There is currently one application in for solar panels. The ACC is seeking an expert opinion on the placement of the panels so that they comply with the state law and the covenants of the association.
The ACC is meeting to review the guidelines as presented by Bryan Fowler.

Adjourn: John motioned to adjourn and Stephen seconded. Meeting adjourned at 6:05 p.m.

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. There were no new announcements.

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

FINANCIALS: The financial reports from July 2016 were presented and reviewed by Stephen. Matt made a motion to approve the financials, John seconded the motion, and it passed unanimously.

OLD BUSINESS: Matt gave a review of the new ACC Application for Improvement document to be filed of record. The updates make the form more simplified. The Application for New Build is available on line.

NEW BUSINESS:

Review ACC Project Application Forms (for other than new-builds):

Matt opened discussion on adopting more detailed guidelines on Solar Panels and Rainwater Collection Systems. The Board informed members about a current application for a solar system and the issues with getting it approved. The ACC is seeking a professional opinion.

Matt opened discussion on having the ponds surveyed. John agreed to get cost/pricing for surveys.

Website:

Stephen agreed to manage the associations website. Stephen will also make new meeting notice signs for posting at the street entrances.

ADJOURNMENT:

Stephen made a motion to adjourn the Open Session and Board Meeting. John 2nd the motion. The Open Session and the Board Meeting adjourned at 7:30 p.m.

Next Meeting will be the Annual Meeting December 22, 2016 @ 6:30 pm at IMC Office .

Minutes prepared as written by Rhonda Roberts.