

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
HELD DECEMBER 15, 2016 AT INVESTMENT MANAGEMENT CONFERENCE ROOM**

DIRECTORS PRESENT:

KATHERINE BAKER
MATT ADAMS
STEPHEN NALEWAY
JOHN CISNEROS

PROPERTY OWNERS MEMBERS PRESENT:

Clarence Fowler
Martha Foster
John Carew Sr.
Karen Miller

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 SUMMARY *(Closed to public)*

- A. **DEED VIOLATIONS-** Deed violations were reviewed and consent given to send 5 letters.
- B. **COLLECTIONS-** A/R was reviewed. Pink late notices were sent to delinquent accounts.
- C. **Small Claims Cases-** There are currently 8 delinquent accounts going to small claims for judgement.

Adjourn: John motioned to adjourn and Matt seconded. Meeting adjourned at 6:27 p.m.

CALL TO ORDER OF OPEN SESSION:

The open session of the Board Meeting was called to order at 6:33 pm by Katherine.

ESTABLISH QUORU/ANNOUNCEMENTS:

A quorum was met. There were no new announcements.

PREVIOUS BOARD MEETING MINUTES: Matt gave a review of the previous minutes. Matt made a motion to accept and approve the minutes. Stephen seconded the motion, and it passed unanimously.

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

OLD BUSINESS: Katherine gave a brief on an application for solar panels that was submitted to the ACC. The application was declined with the understanding that it could be resubmitted while the ACC sought the council of a third party solar panel company. The ACC did extensive research on the placement of the panels and found that it had to be approved the second time. Matt announced that the ACC did its due diligence in regards to research and final approval of this application.

NEW BUSINESS: Boundary Survey of the Ponds: Having the ponds surveyed was discussed and it was decided that Jeff Moon could do the surveys for \$200 per hour and it would take less than 2 hours to complete all ponds. Pond and Fence repairs: There are 5 fences that need repairs. Matt will get quotes on fence repairs.

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 6:45 p.m.

Katherine called the **open session** back to order at 6:50 p.m. Katherine announced that a replacement was needed for an open seat on the Board. Stephen made a motion to appoint Clarence Fowler to the vacant seat. John seconded the motion. All approved. Clarence accepted the position.

Matt motioned to adjourn the meeting and John Seconded. Meeting adjourned at 7.00 p.m.

Next Meeting will be the Annual Meeting January 19, 2017 @ 6:30 pm at IMC Office.

Minutes prepared as written by Rhonda Roberts.

Approved By: _____ Date: 01-19-2017

Position: _____