

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD AUGUST 18, 2016 AT INVESTMENT MANAGEMENT CONFERENCE ROOM**

DIRECTORS PRESENT:

KATHERINE BAKER
MATT ADAMS
STEPHEN NALEWAY
LOREN ZAWODNY
JOHN CISNEROS

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 5:30 p.m. by Katherine.

EXECUTIVE SESSION (Closed to public)

- A. DEED VIOLATIONS-** Deed violations were reviewed and consent given to send
- B. COLLECTIONS-** Consent given to send certified 209 letters to delinquent accounts
- C. Mutual of Omaha Account-** Rhonda presented the Board with the benefits of opening a Mutual of Omaha account to accommodate the new Jenark HOA accounting system that IMC will be converting to on January 1, 2017. Stephen motioned to approve Mutual of Omaha account to be opened Matt 2nd motion, all approved. Loren motioned to keep a local Woodforest account open for reserve, Stephen 2nd motion all approved. At this time an amount to be left in reserve Woodforest account is to be voted on at a later date.
- D. Drainage update-** Matt gave an update on the drainage work being done. Matt asked for approval on and invoice for dirt work to be paid. Stephen motioned to approve the invoice, Matt 2nd, all approved.

CALL TO ORDER OF OPEN SESSION:

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

ESTABLISH QUORU/ANNOUNCEMENTS:

A quorum was met. Announcements were made about the upcoming annual meeting set for September 15, 2016 6:00 p.m. @ the Central Library in Conroe.

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

FINANCIALS: The financial reports from July 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 gave an update on the progress of the drainage repair phases. Phase 1 and 4 are complete. Phase 2 and 4 are left. All paperwork is filed and when the weather cooperates, the project will complete. Matt gave the status on the finances for the drainage repair: \$11847.42 has been spent and \$23,152.58 is remaining. Project is expected to complete under budget.

NEW BUSINESS: Annual Mowing Contract: Matt is looking for bids on an annual mowing contract for the common areas. When a bid is accepted it will be added to the annual budget. Discussion was on how often the mowing would need to be done.

Property Fencing: There was discussion on the broken gates. Matt mentioned that it needs to be mowed before getting quotes on mending the fences.

OPEN FORUM: There were questions and concerns about unwanted soliciting within the subdivision. It was suggested that a “No Solicitation” sign be posted. Loren suggested going on ‘Next Door” to communicate with nearby neighborhoods about these types of issues. Some homeowners discussed unwanted four-wheelers going through the neighborhood. Stephen suggested to call the police when they are on the road and/or the homeowners property.

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 7:30 p.m.

Next Meeting will be the Annual Meeting September 15, 2016 @ 6:00 pm at the Central Library in Conroe.

Minutes prepared as written by Rhonda Roberts.

Approved by: _____

Position: _____ Date: _____