

DEER TRAIL PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING December 16, 2021

HELD AT INVESTMENT MANAGEMENT CO. CONFERENCE ROOM

Directors Present:

Katherine Baker - President
Clarence Farrow - Secretary
Vince Rybicki - Treasurer
Kenneth Massey – Member at Large

Absent: Stephen Naleway – Vice President

Also present: Rhonda Roberts – IMC

Establish Quorum/Executive Session (closed to public)

A quorum being met, Katherine Called the meeting to order at 5:30 p.m.

Executive Summary:

Deed Violations: The Board reviewed three violations presented and sent letters for compliance.

Accounts Receivable: The Board reviewed all delinquent accounts. Late letters and 209 will be sent to all delinquent accounts. The Board will continue all efforts to bring delinquent accounts to a current status.

Discussion on Nuisance Policy: The Board discussed the adoption of the noise nuisance policy and clarified the necessary language.

There being no further business in the Executive Session, Katherine called to order the Open Session at 6:30 p.m.

Open Session:

Minutes: The minutes from the November 18, 2021 Board meeting were reviewed. Vince made a motion to approve the minutes as presented. Kenneth seconded. Motion passed unopposed.

Financials: The financials from November 2021 were reviewed. Clarence made a motion to approve the financials as presented. Kenneth seconded. Motion passed unopposed.

Old Business:

Vote to adopt the amended Bylaws: Ken make a motion to adopt the amended Bylaws drafted by The Fowler Law Firm with noted changes before filing of record. Vince seconded. Motion passed unopposed.

Vote to adopt amended ACC Guidelines: Kenneth made a motion to adopt the amended ACC Guidelines as drafted by the Fowler Law Firm. Vince seconded. Motion passed unopposed.

Vote to adopt Nuisance Policy: Vince made a motion to accept and adopt the Nuisance Policy drafted by The Fowler Law Firm. Kenneth seconded. Motion passed unopposed.

New Business:

Replacing Stephen Naleway on the ACC: The Board discussed possible candidates for the replacement of Stephen Naleway to the ACC.

New Signs for meeting notices: The Board discussed getting a quote to have new meeting signs made.

Adjourn: There being no further business, Clarence made a motion to adjourn the meeting. Vince seconded. Motion passed unopposed. Meeting adjourned at 7:00 p.m.

Approved by: Clarence Farrow
Position: Sec

Minutes Prepared by Rhonda Roberts