

DEER TRAIL PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING November 18, 2021

HELD AT INVESTMENT MANAGEMENT CO. CONFERENCE ROOM

Directors Present:

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

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 violations presented and sent letters for compliance.

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

ACC Guideline Review: The Board reviewed proposed ACC Guideline amendments and made notes on changes to be sent to the attorney for drafting.

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 October 16, 2021 Board meeting were reviewed. Stephen made a motion to approve the minutes as presented. ^{Vince} Clarence seconded. Motion passed unopposed.

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

Old Business:

Status of the ACC Guidelines and Bylaw documents: The Board reviewed the proposed amendments to the ACC Guidelines and will send the changes to the attorney for the final draft. The Board is waiting on the final draft of the Bylaw amendments from the Fowler Law Firm.

New Business:

Vote to ratify minutes for adoption of the current ACC Guidelines: Clarence made a motion to confirm the adoption of the current ACC Guidelines filed of record with Montgomery County. Stephen seconded. Motion passed unopposed.

Discussion on enforcement of noise nuisance: The Board discussed an issue with some recent noise nuisances that have been reoccurring. The Board will consult with the attorney on adopting a noise nuisance policy for better enforcement by the Board.

Adjourn: There being no further business, Stephen made a motion to adjourn the meeting. Vince seconded. Motion passed unopposed. Meeting adjourned at 7:45 p.m.

Approved by: Clarence Farrow

Position: Sec

Minutes Prepared by Rhonda Roberts