

DEER TRAIL PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING Feb 15 , 2024

HELD AT INVESTMENT MANAGEMENT CO. CONFERENCE ROOM

---

**Directors Present:**

**IMC:** Debbie Heaton

Clarence Farrow : President

Stephen Naleway: Vice President

Vince Rybicki: Treasurer

Kenneth Massey: Secretary

**Establish Quorum/Executive Session (closed to public)**

Quorum being met, Clarence Called the meeting to order at 6:00 p.m.

**Executive Summary:**

**Accounts Receivable:** The Board reviewed all delinquent accounts and will pursue legal action against all accounts delinquent more than two years. The Board will continue its efforts to bring all accounts to a current status.

**Deed Violations:** The Board reviewed deed violations presented. The Board will continue its efforts to have all lots in compliance with the Governing Deed Restrictions.

**Landscaping/Mowing billing review:** The Board reviewed the billing and scope of work on mowing and ditch maintenance.

**Domain Name Payment:** The Domain for the Deer Trail website has been paid for and renewed, account changed from Stephen's credit card to bank.

**Call to Order Open Session:**

Clarence called to order open session at 6:26 p.m.

**Minutes:** The minutes from the Dec, 2024 meeting was reviewed. Stephen made a motion to approve the minutes as presented. Clarence seconded. Motion passed unopposed.

**Finances:** The financials for Dec, 2024 were reviewed. Stephen made a motion to approve the finances as presented. Vince seconded. Motion passed unopposed.

**Old Business:**

- a. Mowing Bid was sent out.
- b.

**New Business:**

- a. Vote on 209 letters: Stephen made a motion to send 209 letters to all accounts that are \$400 or more in the arrears. Vince seconded. Motion passed unopposed.

**Adjourn:** There being no further business; Stephen made a motion to adjourn the meeting. Vince seconded. Meeting adjourned at 6:05 p.m.

Approved by: \_\_\_\_\_ Position: \_\_\_\_\_