**November 9, 2013 Deerwood Lakes Association Annual Meeting Minutes**

*Note: These minutes were prepared by Sherry Lucas, Secretary/Treasurer.*

Pat Budnick, President of Deerwood Lakes Association (DWLA) began the meeting with the Pledge of Allegiance and prayer at 5:04 PM. There were approximately 21 people present at the beginning of the meeting.

The minutes from the October 27, 2012 meeting were read by Secretary-Treasurer, Sherry Lucas. It was motioned to accept the minutes as read by Bob Coddle and seconded by Greg Damron.

* The Treasury Report was presented by the Secretary-Treasurer giving a comparison of spending for 2012 and 2013, including the amount spent on repairing roads.
	+ The report are given from November 1, 2012 through October 31, 2013.
	+ A comparison of spending for 2012 and 2013.
	+ Explanation of movement of money from Prosperity Bank Savings to Prosperity Bank Checking to cover road repairs.
	+ Explanation of the requirements for maintaining the Trustmark Savings Account to cover two years operating expenses.
	+ Explanation of reduction of monthly operating expenses.
* A Report was given on 2014 Invoicing and changes in DWLA collections of Past Due Accounts.
	+ All collections must follow Texas State Property Code.
	+ All collections for past years' amounts has ceased until the attorneys approve wording of letters.
	+ Call for owners to start using email for invoicing to save costs.
* Vice-President Teresa Dimick gave the report for the Architectural Control Committee
	+ Malinda Preather a new member of the ACC
	+ Wild hog dog incident in Deerwood Lakes
	+ Dumpster problems
	+ Fires
	+ Dumping situation
	+ Stuck Trucks tearing up roads - filed with the county
	+ Deerwood East Gate Broken - two times
	+ Deerwood East Gate had to be moved to comply with Waller County Code
	+ Illegal hunting in Lakes and East
	+ Driving on Fairways in Lakes, Section 5
	+ Back of Lakes - four wheelers and small cars entering
* Vice-President Teresa Dimick gave the report of volunteerism.
	+ Special thanks to the following volunteers: Daniel Preather, Malinda Preather, Gary Dimick, Dennis Able, Tony Able, Sarah Able, Sean Looney, Mr. Romeo, Kurt Hogan, Theresa, Hogan, and D.J. Hogan
	+ First Annual Volunteer Day
	+ Some road repairs done by volunteers
	+ Daniel and Malinda Preather fabricated a steel fence and volunteers installed the fence.
	+ Gary Dimick - Deerwood East gate
	+ 911 addresses established and posts with the appropriate address markers installed on all common areas in all three neighborhoods
	+ No hunting/trespassing signage installed by the Hogans in East
	+ Trash pickup cleaned up by many volunteers
	+ Dalton Lucas cleared fallen trees in parks and road in Section Two, as well as culverts.
	+ Volunteer days included light lunch and drinks provided by DWLA
	+ Chairperson of Volunteer committee for the last year was Daniel Preather.
	+ A new chairperson is needed for the next year.
	+ Please sign up for volunteer committee as volunteers are needed for a number of chores.
	+ Volunteers must sign a waiver of liability and a confidentiality agreement
	+ Future Volunteer Ideas
		- Community Garden Club
		- Revitalization of neighborhood entrances
		- Clearing the roadway of trees
		- Mowing of roadways and fairways
		- Community Watch Program - Theresa Hogan volunteered to initiate it
		- Replacement of street signs suggested by Gary Dimick
* President Pat Budnick provided information on the Deerwood North Lawsuit
	+ The lawsuit is in the hand of the attorneys, and there is no progress as this point.
	+ The Board is following the Texas State Property Code to protect the membership and the Section 501.C3 standing.
	+ A question was asked about the costs of attorneys based on rumors in Hempstead, and Secretary-Treasurer provided accurate information.
* Questions:
	+ Road maintenance.
		- Budgeting issues and emergency repairs.
		- The prices received for road repair bids were given: $175,000 to $200,000 for section two only.
		- The road beds are solid.
		- Teague and Sons underbid the work, but completed the work for the amount bid.
	+ Legal expense for the lawsuit, and the Secretary-Treasurer reported that approximately $7000 had been spent so far on the lawsuit.
	+ Issues with the roads in the East,
		- Problem with the trees falling because of the drought.
		- There are volunteers working in all three neighborhoods
		- Over 900 acres to cover within the three subdivisions
	+ Evidence of shooting in the East
	+ The issue of the gate on East.

**New Business.**

* Club House Repair and Upcoming Availability for Property Owners - Pat Budnick discussed completed repairs and upcoming repairs to bring the DWLA clubhouse up to Insurance standards and to hopefully ready it for use.
* Pool Opening - Memorial Day Weekend through Labor Day Weekend - Pat Budnick
* 2014 Priorities for Maintenance and Repairs - Pat Budnick
	+ Maintenance Fees are NOT going up
	+ Volunteers are doing more of the repairs and maintenance
	+ Further repairs are waiting on 2014 dues to be received.
* 2014 Voting for Board of Directors - Sherry Lucas
	+ Article 4. Section 502. Previously voting process for directors did not follow the governing documents as they are elected for two years. Directors are to be elected by the property owners on alternating years, one half of the directors each year.
	+ Officers are elected by the Directors to serve in the position on a year-to-year basis. Article 6, Section 602.
	+ The directors elected in 2012 will come up for election in 2014 with a proxy vote if someone chooses to run for the office.
	+ The Texas State Property Codes are becoming very restrictive, and DWLA is changing the current procedures to be in compliance with the governing documents and state law.
	+ Anyone interested in running for or nominating someone to run for a director's position needs to contact the DWLA Board of Directors.
* There was a question about the actual due date of maintenance fees.
	+ The attorneys are coming up with a more efficient date to help establish a budget for the year.
	+ The December 31 deadline is not beneficial to having a budget.
	+ The State Laws give the POA the right for an established payment plan not to exceed 18 months.

**Closing of Meeting by Pat Budnick**

**Pat Budnick expressed her appreciation of working with Teresa Dimick and Sherry Lucas. There has been a great deal of work done in the office with a real working office established with hard copy files and digital files established.**

**Pat Budnick asked for a motion to dismiss the meeting.**

* Kurt Hogan motioned that the meeting be closed and dismissed.
* Mr. Harris seconded the motion.

Motions to approve minutes at 2014 meeting (November 15, 2014) by

\_Daniel Preather\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_Lance Brown\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_