

**Deerwood Lakes Association, Inc.
Property Owners' Meeting - November 15, 2014
Minutes**

1. Meeting called to Order - Teresa Dimick, President
 - a. Simple blessing
 - b. Pledge of Allegiance
2. Minutes from 2013 Meeting - Sherry Lucas, Secretary-Treasurer
 - a. Call for motion to accept the minutes - Teresa Dimick President
 - b. Motion: Daniel Preather
 - c. Second: Lance Brown
3. Legal Business:
 - a. Deerwood North Mediation/Lawsuit Abatement Statement - Teresa Dimick, President

As you all are aware, there has been an ongoing dispute with our neighbors to the North, which culminated in the North filing a lawsuit against DWLA on September 17, 2012. After years of negotiations, the parties were finally able to reach an agreement. On September 25, 2014, the parties gathered at the court appointed mediation and worked together to develop a settlement agreement that was in each parties best interest. While both parties had to compromise, the end result will allow DWLA to return the focus of its efforts and funds to taking care of its members.

The terms of the agreement with Deerwood North Property Owners Association are as follows:

1. *Deerwood Lakes Association, Inc. and Deerwood North Property Owners Association ("Deerwood North") are two separate entities effective in 2010;*
2. *Deerwood North is the property owners association for the Deerwood North subdivision and DWLA is the property owners association for the Lakes and East subdivisions. Neither party will hold itself out as being the property owners association of the other;*
3. *DWLA will sell the three lots owned by DWLA in the North subdivision to Deerwood North. Deerwood North will exchange the property it owns in the Lakes subdivision for the fourth lot owned by DWLA in the North subdivision;*
4. *Upon receiving a 2/3 approval from the members of DWLA as required by the Texas Property Code Laws and in accordance with the Deerwood Lakes Association, Inc. dedicatory instruments, DWLA will sell and Deerwood North will purchase the common areas located in the North subdivision; and*
5. *Deerwood North shall reimburse DWLA for all taxes paid on the common properties located in Deerwood North for the years 2010-2014;*
6. *Members of DWLA will no longer have access to the common areas in the North subdivision and members of Deerwood North will no longer have access to the common areas in the Lakes or East subdivisions.*

Our attorney is currently working on the transfer and exchange of the lots in the North and we are working with her to ensure a proper vote will be held to approve the sale of the common areas. If we are unable to receive the proper number of votes in favor of the sale, the attorneys will reconvene to determine how best to settle the dispute over the common areas located in the North.

- b. Proxies for North Mediation to go out with 2015 invoices to save costs
- c. Deadline for nominations for 2015 Board of Director election is May 31, 2015 with explanation of the time table and expense of mailouts
 - 1) Mailout cost is approximately \$750 for postage alone
 - 2) Proxy vote preparation takes a minimum of 30 days for printing and mailing

- 3) 60 days is needed for return of proxy votes, which has to be before announcement of annual meeting.
 - 4) Meeting announcement has to be less than 60 days and more than 10 days of meeting according to Texas State Property Code and DWLA governing documents.
4. Treasury Report - Sherry Lucas, Secretary-Treasurer
 - a. Past year's expenses
 - b. Quickbooks is now online for DWLA
 - c. 2015 Invoicing and Past Due Accounts
 5. Architectural Control Committee - Malinda Preather, Vice President
 - a. Center Point Energy plans from the meeting – transmission line only for Houston power needs
 - b. Volunteer days for 2014 – over 1000 hours of volunteers and thousands of dollars saved
 - c. Pavillion in the park – the septic system is non-functioning – plans for better usage of the pavillion when money is available
 - d. Equipments repairs and maintenance done by volunteers on the New Holland and John Deere tractors to use them for maintenance in both neighborhoods
 - e. Roads mowed twice in both neighborhoods
 - f. Trees removed from roads in both neighborhoods
 - g. Signs
 - h. The pool requires a great deal of maintenance, much was done by volunteers
 - i. New pool rules for the wet area (inside pool fence) by the state and insurance regulations
 - j. Repairs made to pump house
 - k. Repairs to roof of office at pool area
 - l. Burned brush and trees in Reserve Area after burn ban was lifted.
 - m. The burn area is not for owners, but for the POA cleanup
 - n. ACC report
 - 1) Many violation letters were sent
 - 2) Met with TCEQ to make sure that DWLA compliance
 - 3) Working with property owners to bring violations into compliance with deed restriction
 - o. Security Gate bids were received and gate is to be installed
 - 1) Full operation in January
 - 2) All property owners receive access codes which will be sent with 2015 statements
 - 3) Walk-through gate
 - 4) Exit does not need a code
 - 5) Please allow full opening of the gate – do not bump gate
 - 6) DWLA not responsible for damage by gate
 - 7) Remotes available at \$40 and must be paid in advance
 - 8) Guests need to be furnished with assigned code numbers
 - 9) Special codes for delivery companies, municipal organizations, school buses, etc.
 - p. New sign in the front of Deerwood Lakes
 6. Volunteer Plans and Projects – More volunteers needed to keep up with maintenance, no age limits

7. There was a question about electricity in Section 5. The property owners are responsible to bring utilities to those sections.
8. Comments made about wearing proper clothing in the pool because it can cause damage to the pool filter
9. New Business
 - Club House - bids for air conditioning/heating and finding the most efficient type of heating and air conditioning for the building.
 - Pool Opening - Memorial Day Weekend through Labor Day Weekend
 - 2015 Priorities for Maintenance and Repairs
 - Road repair – in both neighborhoods
 - Pavillion
 - Routine Maintenance
 - Entrance issues in Section 6 due to road collapse
 - East Section 4 culvert repair and road collapse
 - East Gate repair
10. Motion to close meeting: Sherry Lucas
Second: David Henke
11. Closing of meeting - Teresa Dimick, President
12. The Rolling Hills Volunteer Fire Department gave a presentation.