

Deerwood Lakes Association, Inc.
Property Owners' Meeting – September 24, 2016
Minutes to be approved in 2017 meeting.

1. Meeting called to Order at 10:32 by Teresa Dimick, President
 - a. Simple blessing given by Lance Brown
 - b. Pledge of Allegiance led by Lance Brown
2. Minutes from 2015 Meeting - Sherry Lucas, Secretary-Treasurer
 - a. Call for motion to accept the minutes - Teresa Dimick President
 - b. Motion to accept the minutes – Daniel Preather
 - c. Seconded by – Bob Cottle
3. Waller County Update - given by Connie Amsler
 - a. Landfill fight – continues with re-application from Green Group
 - b. They purchased 720 acres formerly known as Rainy Ranch
 - c. Citizens Against Landfill have raised \$1.9 Million, \$1.8 Million has been spent
 - d. Monthly garage sales raise approximately \$10,000 to \$16,000 a weekend
 - e. The previous County Commissioners had to pay \$25,000 in court costs because of illegal activities
 - f. Letters and other information brought to the meeting for homeowners
 - g. Laurel Caulkins asked when the next open public hearing will be held.
 - h. Wayne Dolcifino is in support of the Citizen Against the Land Fill
 - i. Facebook and Websites were provided for homeowners
 - j. Green Group is trying to grandfather in the Land Fill because they received a permit for a transfer station
4. Rolling Hills Fire Department Update – Mr. Orsak
 - a. Thanked DWLA for allowing him to speak
 - b. Looking for Volunteers
 - c. Has new equipment
 - d. Still looking for property for a satellite station
 - e. Main station has been completed
 - f. Received a higher rating
 - g. There is an upcoming fund raiser
 - h. Newsletter is being sent out soon
 - i. Fire Safety
 - j. The hydrant in the front of Deerwood Lakes is a fill station, not a regular fire hydrant
 - k. Burns are not permitted (Teresa Dimick) without water being piped to the lot
 - l. Need signs for both subdivisions for burn bans
 - m. Burn bans are on weekly agenda for County Commissioners
 - n. RHFD covers 75 square miles
5. Business:
 - a. Deerwood North Mediation at a standstill - Teresa Dimick, President
 - b. Deadline for nominations for 2017 Board of Director election is May 31, 2017 with explanation of the time table and expense of mailouts – Two Openings
 - 1) Mailout cost is approximately \$750 for postage alone
 - 2) Proxy vote preparation takes a minimum of 30 days for printing and mailing
 - 3) Nominations need to be in writing

- 4) 60 days is needed for return of proxy votes, which has to be before announcement of annual meeting.
- 5) Meeting announcement has to be less than 60 days and more than 10 days of meeting according to Texas State Property Code and governing documents.
- c. G & W approved for larger water lines (six inch). Undecided as to where G & W will be coming across to the Deerwood sub-divisions
- d. County Taxes have increased for everyone, 5%.
- e. Insurance costs have also gone up
 - 1) Insurance coverage will be shopped for all insurance in March
 - 2) A minimum of three bids will be received
- f. High Speed Rail – does not really affect Deerwood at this time but it is not far away
 - 1) Cross 2920 in Harris County
 - 2) Appears to go across 1488 in Plantersville
 - 3) Nita Brown provided the information that four counties have voted the rail down.
- g. Road Maintenance
 - 1) May 27 Even - Flood
 - 2) Deerwood Lakes and Deerwood East hit hard
 - 3) Welfare check made by Directors and other neighbors
 - 1. One house flooded
 - 2. Trees down
 - 3. Alex Griffith had a lake instead of property
 - 4. Mr. Reynolds was not able to get out for a couple of days
 - 5. Mr. Teague responded within 48 hours because of the state of emergency
 - 6. Dalton Lucas and Gary Dimick worked on the road in front of the Reynolds house before Mr. Teague could get here
 - 4) Lance Brown made signs for DWLA
 - 5) Photos are shown during report of flood damage
 - 6) Collapsed the roads
 - 7) Rocky Creek flooded
 - 8) Thank you to Mr. Orsak for providing the county of progress
 - 9) Barracades were established – and they were removed (Mr. Orsak provided the information that removal or going beyond barracades is illegal)
 - 10) Property owners can get to the property but not necessarily by road

6. Architectural Control Committee - Malinda Preather, Vice President

- a. ACC report
 - 1) New member – Lance Brown
 - 2) New member – Nita Brown
 - 3) We always need new members
 - 4) Several Workdays – organizing office and tool sheds
 - 5) Lance Brown – painted signs
 - 6) Removal of trees
 - 7) Trimming of trees
 - 8) Potholes filled
 - 9) Roads bladed

- 10) Property owners mowing sides of roads
- 11) Hogans – opening and closing the pool
- 12) Gary Dimick and Kurt Hogan repairing office outside corner
- 13) Nita Brown – picking up trash on a daily basis while walking – the trash is recurring, meaning it is coming from property owners and guests
- 14) Dalton Lucas – road repair
- b. Security Gate – 1 second per foot for gate – safety code
 - 1) It is slow but safe
 - 2) 3 incidents this year
 - 3) Do not push the gate
 - 4) Has been made a tremendous difference in the neighborhood
 - 5) Less things to do this year
7. Teresa Dimick – report of finding rebar on ground by Lake 4
 - a. Please report if rebar is found
 - b. Buyer Beware
 - c. Sections surveyed with rebar, some sections with wood
 - d. Certified surveys are required before clearing properties
 - e. Surveyors have caps on the rebar.
8. Volunteers are not paid and do not receive reductions in maintenance fees.
9. Calkins asked a question about the North situation
 - a. POA organization can be formed if standard guidelines are not filed
 - b. North filed a lawsuit
 - c. We went to mediation and came with a solution
 - 1) Sell the parks in Deerwood North for tax appraisal value
 - 2) Parks are platted as parks and to be used otherwise must go before County Commissioners
 - 3) Every property owner gets a vote, even if fees are in arrears, except for properties owned by companies
 - 4) Only 113 proxies received
 - 5) Attorneys are trying to force a meeting before a judge
 - 6) A new law (2016) increases our taxes and insurances if we lease the property to North
 - 7) North is at a stand still
 - d. Question about the land from Mr. Calkins. There is eleven acres
 - e. The gate is locked and DWLA members cannot have access to the acres
 - f. Teresa Hogan asked if she went to the park is she trespassing. The answer is no.
 - g. DWLA is trying to get the situation resolved.
 - h. The roads were top priority, and the Board did not want to incur most costs.
 - i. Litigation drags on and on.
 - j. DWLA's view is that we are illegally kept from its property
10. Treasury Report - Sherry Lucas, Secretary-Treasurer
 - a. Fiscal year end is May 31.
 - b. The report is done for a year from September to September.
 - c. Available funds
 - d. Past year's expenses

- e. Proposed operational expenses for 2016
- f. 2016 Invoicing and Past Due Accounts
 - 1) Invoices are yearly
 - 2) Statements of all open invoices are sent yearly
 - 3) There have been three years to ask for a payment plan
 - 4) Owners have either not asked for a payment plan or have defaulted
- g. Discuss the legal requirement for requests for fees to be in writing.
 - 1) First Letters being mailed this year
 - 2) Letter read that is being sent before October 1, 2016.
 - 3) No personal checks or cash
 - 4) Cashier's checks or money orders only are accepted
 - 5) USPS communications only – no emails
 - 6) Liens are being filed, which is the first step in the process
 - 7) Filing liens are expensive
 - 8) January is the second step, second letter goes with statements to save money
 - 9) Liens will then be filed in accordance with the law
 - 10) Liens will be filed by section, at \$14 a page, which has already been approved by the county.
- h. Questions answered
 - 1) If maintenance fees have not been paid in three years, the lien process is followed
 - 2) Change of addresses are required by law
 - 3) Question asked about steps being taken previously.
 - 4) Mr. Payne turned them over to collections
 - 5) HOA laws are the same as POA laws, but different circumstances
 - 6) DWLA is not a real estate agency or developer
 - 7) Too many property owners do not close with title companies
 - 8) Questions about four year payments
 - 9) More people have paid in the last two years because of the foreclosures of Waller County.
 - 10) Real Estate agents and/or owners need to accompany prospective purchasers
 - 11) Foreclosures wipe out debt, (Foreclosure plus situation)
 - 1. County
 - 2. State
 - 3. Mortgage
 - 12) Renting of the club house
 - 1. Needs air conditioners
 - 2. Can only be rented to property owners – insurance
 - 3. We have to have more signage – no alcohol or drug usage
 - 4. Security is required
 - 13) Fairways –
 - 1. New tax laws – losing tax exemption
 - 2. It is being investigated as to what can be done with the fairways
 - 3. On the agenda for the board meeting following the POA meeting
 - 14) Accounts Receivable – unpaid amount for total
 - 15) Less than 50% of maintenance fees are paid each year

- 16) Two different times in the past liens have been filed
- 17) Waller County has updated to the 20th century, which has helped us, as they now know who has not paid.
- 18) There are no late fees for paying within the year, nor late fees established because it is not fair to hit the people who do pay maintenance fees when we have not gone after those who do not pay.

11. Motion to close meeting: Teresa Hogan

Second: Greg Graham

12. Closing of meeting - Teresa Dimick, President