**Deerwood Lakes Association, Inc.**

**Property Owners' Meeting – September 22, 2018**

**Minutes**

1. Meeting called to Order at 10:31 by Lily Kaiser, Vice President
   1. 34 people in attendance – Sherry Lucas asked if they were all property owners.
   2. Simple blessing given by Sherry Lucas
   3. Pledge of Allegiance led by Lily Kaiser
2. Minutes from 2017 Meeting - Sherry Lucas, Secretary-Treasurer
   1. Call for motion to accept the minutes - Lily Kaiser, Vice President
   2. Motion by Lance Brown
   3. Seconded by Lynn Kreeger
   4. Unanimous vote to accept the minutes from 2017
3. Year’s Business: Sherry Lucas, Secretary-Treasurer
   1. Deerwood Lakes Association is a Section 501.C3 Property Owners Association licensed through the State of Teas.
      1. Its responsibilities are:
         1. Maintain the common properties and amenities
         2. Pay taxes on common properties
         3. Pay insurance on common properties
         4. Enforce deed restrictions
      2. It is not:
         1. A Declarant
         2. A Land Developer
         3. A Real Estate Service
      3. It is not responsible for:
         1. The roads (as funds are available, however, DWLA does try to maintain roads where there are residences.
         2. Private property maintenance
         3. Obtaining and installing of utilities
         4. Obtaining and installing of culverts, driveways, etc.
   2. Deerwood North Mediation/Lawsuit Update – Standstill
   3. Deadline for nominations for 2019 Board of Director election is May 31, 2019 with explanation of the time table and expense of mailouts – One opening
      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/ desire to serve need to be in writing.
      4. Board members must be up-to-date on maintenance fees
      5. Board members must be in compliance with Deed Restrictions
      6. 60 days is needed for return of proxy votes, which has to be before announcement of annual meeting.
      7. 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.
   4. Pool
      1. Pool pump problem this week after the power surge last Sunday, but it has been addressed.
      2. Costs approximately $1,000.00
   5. Motorized vehicles – deed restrictions
      1. DEED RESTRICTIONS ARTICLE III, SECTION 15

Section 15. ***Motor Vehicles.*** The operation of unlicensed motor vehicles shall not be allowed within the subdivision. No motorbikes, motorcycles, motor scooters or other vehicles of that type shall be permitted in the subdivision, if they are a nuisance by reason of noise or manner of use in the sole judgment of the Deerwood Lakes Association, Inc., Board of Directors.

* + 1. Sherry Lucas explained to owners that vehicles being destructive would be told that they cannot have the vehicles in the neighborhoods and the owners would be responsible for damages.
  1. Security gates will have a battery backup installed by mid-October, 2018.
     1. The electronics for the gate had to be replaced due to damage made by guests of a property owner. Mr. Kmiec asked if the person had charges filed because of the damage. Sherry Lucas explained that the Board gave the person some time to pay, and he did not. It was then past the deadline to file charges.
     2. The new electronics did not have a battery backup
     3. Directors and their husbands were having to open the gates during power outages.
     4. The gate will open with a power outage or surge and remain open until reset.
     5. Owners asked about remotes, and they were asked to provide the information. The remotes are $40.00 and will be ordered.
  2. Road Repairs and Maintenance

1. Treasury Report - Sherry Lucas, Secretary-Treasurer (See attached report)
   1. Past year's expenses
   2. Proposed operational expenses through January of 2019
   3. Discuss the legal requirement for requests for fees to be in writing.
2. Architectural Control Committee – Joel Kaiser There are a few new builds
3. Thank You to Volunteers - Lily Kaiser, Vice-President
   1. Mr. Lugo for opening the pool.
   2. Volunteer days will be scheduled for the Spring of 2019.
4. New Business – Sherry Lucas, Secretary-Treasurer

* Pool Opening - Memorial Day Weekend through Labor Day
* Post Office has approved moving the mail boxes inside of the security gate.
  + The Post Office decides what type of mail boxes and where they are to be installed.
  + DWLA will pay for the boxes and the moving of the boxes.
  + Volunteers will perform the task.
  + Joe Kaiser and Dalton Lucas will head the workers to install the new mailboxes, which require concrete foundations.
  + Multiple locations will be provided to the Hempstead Post Office for their approval.
* 2019 Priorities for Maintenance and Repairs
  + Road repair – not a responsibility of the POA, but as money is available, road repairs where there are residences will be made.
  + Routine Maintenance

1. Questions/Remarks from owners - not everything said is mentioned here
   1. Sherry Brown addressed the position of postal workers on having the combination units of mailboxes, and how they do not like the combination units because the postal work is paid more for individual mailboxes.
   2. Pool staying open after Labor Day. Mrs. Schuman made a request and volunteered to open and close the pool.
   3. Mrs. Schuman asked about the tennis court. Sherry Lucas explained that it would cost $15,000 to repair the court, but the Directors had already discussed buying a tennis net and a basketball hoop for the court. Mrs. Schuman asked about clearing off the vines from the fence, and permission was given to clear them.
   4. Theresa Hogan asked what is being done about the homes not in compliance with deed restrictions, that is seems that the ACC is picking and choosing which properties are getting letters. Sherry Lucas expressed that all ACC situations are being addressed, but it is a confidential matter. Different avenues are being addressed on the ongoing problems, such as the TCEQ. The problem for DWLA is that the primary recourse is to file fines and fees for deed restriction violations and to sue the homeowners, which is expensive.

She then asked if one problem a year could be addressed, but that was addressed as it would be picking and choosing which properties to sue. If one is to be sued, then all of them have to be sued.

* 1. Lynn Kreeger asked about the process to have the deed restrictions changed. Sherry Lucas explained that she does not agree with some of the deed restrictions, but it is the DWLA Board’s responsibility to enforce them. An example is that metal buildings are not allowed as homes, but a metal garage has been approved for a couple of property owners, and they are very nice. Sherry Lucas explained that 66% of the property owners must approve any deed restriction changes, and that the board is working with the legal team in getting a legal ruling on proxy votes that unreturned proxies give the board the right to vote.
  2. Golda Reynolds had questions about having more open meetings a year with the property owners. Golda Reynolds and Nita Brown suggested three more meetings a year.
  3. Question was asked about the collapsed bridge. Sherry Lucas explained again that DWLA is not a developer or declarant, nor does it own the roads. That as money is available DWLA tries to work on roads where there are residences but cannot afford to fix the roads.
  4. Sherry Lucas explained how the roads are not owned by anyone, that the original declarant did not sign them over to anyone. Doyle Payne commented that Waller County would only take them if they were brought up to grade, which would cost about $1 Million, an estimate he received when he was on the Board. He also stated that if the county took the roads, that the gate would have to be left open because the roads were then public roads. Sherry Lucas explained that DWLA would retain the lakes because DWLA owns the lakes but anyone from the outside would have access to Lakes 1 and 2 because roads cross those lakes. Trespassing charges would have to be filed on those fishing in those lakes.
  5. Doyle Payne wanted to know when the deed restrictions were changed to allow a house to be built on one lot. It was explained by Connie Amsler that the deed restrictions state one house per lot. Sherry Lucas explained that Waller County is in charge of whether a house can be built on a property.
  6. Lance Brown asked about the ACC and stated that he was on the committee but had not been consulted. Sherry explained that committees serve for one year as stated in the dedicatory documents. He asked who was on the ACC for this year, and it was answered: Teresa Dimick, Sherry Lucas, and Joe Kaiser.
  7. Nita Brown had questions/remarks about:
     1. Having volunteer committees and letting volunteers help more with board member tasks. Sherry Lucas expressed that much of what the board does is confidential and cannot be worked on by volunteers.
     2. Adding members to the board
     3. Having more open board meetings
     4. The board giving more information and being more transparent
     5. Repeatedly tried to get a date on when proxies could be sent to add board members. It was explained that it is being worked on and has been worked on since 2013. Doyle Payne provided historical information on the failure of property owners to return proxy votes.
  8. Sherry Lucas explained that volunteers must sign waivers of liability before serving.
  9. Sherry Lucas explained the process for voting on board members and the board members elect who fills what position.
  10. Sherry Lucas told the group that she would happy for them to take over her role as Secretary-Treasurer.
  11. Sherry Lucas explained that those interested in serving on the board need to be up-to-date on their maintenance fees and in compliance with deed restrictions.
  12. Mr. Salgado expressed that he thought the board was doing a good job and that much of what the board does is confidential.
  13. Lily Kaiser asked that those interested in serving as volunteers sign up and give her their emails and that she would set up a group email to keep them informed as to work days, etc.
  14. Sherry Brown wanted to know how much advance notice would be given for work days, and Sherry Lucas explained that three or four weeks’ notice would be given and it would be posted on the website and FB.
  15. Greg Graham expressed that the board was doing a great job.
  16. Nita Brown expressed that the board is doing a good job but should ask for more help in doing things.
  17. Dalton Lucas asked property owners to not send visitors to the board members’ houses.
  18. Dalton Lucas reminded the property owners to try the incoming gate if the outgoing gate does not work.

1. Motion to close meeting: Mr. Howell

Seconded by Lynn Kreeger

Unanimous vote

1. Closing of meeting at 12:45 PM by Lily Kaiser, Vice President

APPROVED 9/21/2019 UNANIMOUS VOTE