

Appendix: Water Resource Committee Charter

CHARTER: King's Deer Homeowners Association Water Resource Committee

The King's Deer Board of Directors ("BoD") hereby establishes an ad hoc committee to be called the King's Deer Water Resource Committee ("Committee"). The Committee is chartered as follows:

- The Committee shall be chartered by a majority vote of the BoD.
- The BoD may terminate the charter of the Committee at any time by a majority vote of the Board members.
- The Committee will expire after the objectives are obtained.
- The Committee members shall be appointed by the BoD and all appointments shall be recorded in the minutes of the BoD meeting.
- Committee members shall be members of good standing within the King's Deer Homeowners Association (HOA).
- Vacant Committee positions shall be filled by appointment of the BoD.
- The Committee will consist of no less than five (5) and no more than seven (7) members.
- The Committee members shall appoint a Chairperson and Secretary. No business may be conducted by the Committee without the Chairperson or Secretary. In the event the Chairperson is unavailable, the Secretary will fill in as the Chairperson.
- The Committee may conduct business when a majority of the Committee members are present.
- The Committee chairperson shall provide a written summary of the Committee activities, or a copy of the approved Committee minutes, to every regularly scheduled meeting of the BoD.
- The Secretary will circulate an Agenda to the Committee members and BoD five (5) business days before a scheduled meeting. Agenda should include topics for discussion and the time and place of the Committee meeting.
- The Committee Secretary shall record minutes of each Committee meeting, recording as a minimum:
 - Attending Committee members and guests, and absent Committee members;
 - Date, time, place and duration of the meeting;
 - General overview of issues discussed at the meeting;
 - All votes and decisions at the meeting.
- Committee meeting minutes shall be drafted and circulated to committee members for review within seven days of the meeting date.
- Committee meeting minutes shall be approved by a majority vote of the Committee members.
- Neither the Committee nor the individual Committee members are authorized to commit the Association on any agreement with external groups, individuals, offices or agencies without prior approval of the BoD.
- No reimbursements for expenses shall be provided by the HOA to Committee members unless specifically approved by the BoD in advance of incurring such expenses.
- The Committee shall use "Robert's Rules of Order" for the governing rules and guidelines for its meetings. This shall include voting procedures within the committee if and when such votes are necessary in the normal course of the execution of the committee's duties.

Objectives of the Committee

On behalf of the Kings Deer BoD, explore with the owners of water rights an agreement to enable all residents within Kings Deer Classic and Kings Deer Highlands to purchase additional water allocations, at their individual prerogative, in accordance with any court-approved new water decree.

- Serve as the focal point for preparing materials and motions for the BoD related to the acquisition of additional water rights
- Develop criteria/factors for the BoD to consider related to any future potential purchase of additional water rights by King's Deer HOA members (for example: expenditures, reimbursement fees, size of

water allotment, pricing per allotment, augmentation plan, proposed decree language, administrative processes for water sales, new technologies for water reporting).

- The proposed agreement will recognize the value of water conservation which shall be reflected in the terms of the augmentation plan.
- Communicate directly with the owner of water rights to be sold to ensure verbal agreement with BoD approved factors and criteria. Draft a proposed agreement between the HOA and the owners of water rights that incorporates BoD approved factors and criteria. With Board approval, ensure the attorney reviews and approves proposed agreement.
- Once the agreement is signed by both parties, support the BoD during all water court proceedings initiated by the owners of water rights including interactions with the attorney once approved by the Board.
- Develop and when appropriate, execute an education strategy for King's Deer HOA members on issues related to the acquisition of additional water rights.
- Based upon the BoD and the owners of water rights agreement, work with the owners and the attorney, once approved by the Board, to create suitable water sales agreement and administrative processes between the owner of water rights and members of the King's Deer HOA.

Committee Powers and Fiduciary Responsibilities

- The powers and fiduciary responsibility of the committee are limited to those that are specifically granted to it by the BoD.
- The Secretary of the HOA shall ensure that all Committee members sign a statement of agreement with this Charter and a King's Deer Conflict of Interest Statement before performing any duties as Committee member.

Approved by the King's Deer Board of Directors.


Joe Willis, President 9/15/16
King's Deer Board of Directors Date