

King's Deer HOA Minutes

April 20, 2004

Members Present: Bob Bimm, Dan Potter, Tony Aguero, Dan Rivers
Members Absent: Gene Ladd, Chuck Hoffmann, Mary Fortey
Other Present: None

1. President Bob Bimm opened the meeting at 7:05 pm.
2. Discussion of proposed antenna to be installed on KD Golf Course property by T-Mobile. The golf course is bound by the KD Highlands covenants. The Board agreed to ask for specifications: Location on lot map, diameter, height, and other pertinent dimensions and information including ground based equipment. The Board was supportive and felt that the golf course is a good neighbor, which provides open space and enhances our property values. Aguero and Bimm to discuss the matter with the ACC prior to final Board decision.
3. Aguero presented bids received pursuant to our RFP for maintenance of the common areas (watering of entrances, trail maintenance, mowing, etc.) for a 3-year period. Bimm moved and Porter seconded that the Board select the Kings Deer Golf Club's bid of \$22,000 per year with an inflation escalator. Vote: Unanimous.
4. Aguero presented bids received pursuant to our RFP for maintenance of the Playing Field and the Pond (fertilizing, aerate, mosquito and algae control, maintenance of mechanical and electrical equipment, maintenance of the water level, etc.) for a 3-year period. Bimm moved and Porter seconded that the Board select the Kings Deer Golf Club's bid of \$13,245 per year with an inflation escalator. Vote: Unanimous.
5. Discussion of noise from elementary school kitchen or HVAC fan, which comes on at 6:00 AM and goes off at 10:00 PM. Many neighbors have complained. Potter volunteered to contact the school district to discuss a solution, perhaps a wall around the area with acoustic foam sprayed on its inside.
6. Bimm and Aguero agreed to work with Potter to organize the annual BBQ.
7. Rivers presented the latest issue of the CEC database. Discussion of parking vehicles outside ensued. We will consider a change to the covenants regarding this issue. Rivers to follow up on the Norell Board hearing to ensure compliance with covenants at 885 East Lancers Court. Other CEC violations were also discussed.
8. Meeting adjourned at 9:10 pm.

Respectfully submitted,
Dan Rivers, Vice President