

King's Deer Highlands HOA Minutes

June 7, 2004

Members Present: Dan Potter, Tony Aguero, Bob Bimm, Mary Fortey, Dan Rivers, Chuck Hoffmann

Members Absent: Gene Ladd

Other Present: Jurg Seyffer, James Van Camp, Tom Van Camp, Allen Alchian, Eric Becker

1. Bimm opened the meeting at 7:00 pm sharp.
2. Rivers introduced Jurg Seyffer of 725 King's Deer Point East, who had come to appeal a decision of the CEC regarding his newly constructed fence. The ACC had accepted the design, but Rivers stated that the implementation fell short on three counts:
 - ◆ The fence was not completed.
 - ◆ The fence used steel posts behind wooden posts, the former not in the drawings.
 - ◆ The appearance was cheap and shoddy and inconsistent with KD standards.Seyffer asked how he could satisfy the board, pleaded that he planned to move, and asked for extra time. Fortey moved and Rivers seconded the following motion:
 - ◆ The fence to be completed.
 - ◆ Completion to be within three (3) weeks, i.e. by June 28, 2004.
 - ◆ The ACC to approve the final work per the submitted drawing.
 - ◆ The fence to be removed when Seyffer moves.Vote: Unanimous.
3. Eric Becker from the King's Deer Golf Course presented a bid to repair the pond off Archers Drive. The pond does not hold water, with most of it percolating through the sandy soil. Many alternatives have been considered:
 - ◆ "Liquid Gold" sealer, which works very poorly and is very expensive.
 - ◆ Draining and adding a clay layer is only slightly better.
 - ◆ Becker's recommendation: Install a 30 mil plastic rubber membrane ("Geotextile").Becker's bid includes: drain the pond (~3 weeks), excavate, add liner, add soil cover, install fountain, add limited rock overlay, refill with water. Total, including a project management fee, \$29,470. Option 1: Geotextile overlay on the top 6' of bank to mitigate damage from the sun's ultraviolet rays and to make it less slippery (adds \$2,500). Option 2: Complete rock overlay of rip-rap boulders on top 6' edge (adds \$11,000). Warranty on the materials is 20 years. Total for all work \$42,970. Aguero mentioned two competing bids for less work at more money (\$50,000 and \$56,500). Bimm moved and Hoffmann seconded to proceed with the complete work as bid by the KD Golf Course. Vote: Unanimous.
4. Eric Becker presented proposed amendments to the maintenance contract between the HOA and the KD Golf Course to cover weed control, removal of dead trees, disposing of trash, and related matters. Bimm wants emailed inputs from the Board and will follow up on this.
5. Potter moved and Rivers seconded a motion to approve \$400 for power washing and restaining of path bridges. Vote: Unanimous.
6. Rivers introduced Allen Alchian, who proposed a software package to be hosted on the KD website for keeping track of ACC and CEC actions and related data. The Board had some

concerns regarding private data, but was very enthusiastic about the proposal. Bimm moved and Rivers seconded a motion to authorize Alchian to proceed with the basic system at no cost to the HOA. Vote: Unanimous.

7. Fortey gave a financial summary. The HOA has \$127,823.95 in the bank and about \$92,000 in the Enforcement Trust Fund (“ETF”).
8. Hoffmann introduced some CEC items:
 - 8.1. A CEC subcommittee (Hoffmann, Rivers, Tom Van Camp) met before the Board meeting to review the Norell case (885 E. Lancers Court.) During the subcommittee meeting Hoffmann had moved and Rivers had seconded to fine Norell per the Final Notice sent to him on May 4, 2004 on two counts: [1] Carrying on commercial business operations from his residence and constituting a nuisance, and [2] Improperly parking personal vehicles at his residence. The fine for each will be \$1,000 plus \$25 per day from specific dates determined by the subcommittee. The HOA will bill him for the May charges, payment to be due in ten (10) days. If not paid on time, the HOA will place a lien on Norell’s residence to secure payment. The subcommittee had voted unanimously to approve the motion. At the HOA Board meeting Bimm moved and Rivers seconded to approve the motion passed by the subcommittee. Vote: Unanimous.
 - 8.2. Hoffman moved and Bimm seconded to fine Robert and Deborah Hoffman of 18025 Archers Drive \$1,000 plus \$25 per day if he does not comply within seven (7) days with a Final Notice demand to properly garage his vehicles.
 - 8.3. Potter pointed out that there are several houses where no landscaping has been done, adversely affecting the character of KD. The Board agreed that this situation must be remedied. Potter will follow up.
9. Potter moved and Rivers seconded to reimburse Allen Alchian \$42.35 for copying costs.
10. The Board agreed unanimously to require that all lots be mowed by July 15, 2004.
11. A new King’s Deer sign will shortly be installed at Furrow and King’s Deer Point East.
12. Bimm moved and Rivers seconded to declare the seat held by Gene Ladd vacant due to his lack of attendance at the last four meetings. Vote: 5 to 1 (Aguero).
13. Potter nominated and Bimm seconded James Van Camp to fill the newly vacant Board seat formerly held by Gene Ladd. Vote: 4 to 2 (Aguero and Rivers).
14. Aguero told the Board that he had been approached to request that the Board endorse plans by the Montessori school at Furrow and Highway 105 to enlarge its facility. There was general agreement that the Board should not take a position on the matter.
15. The next three meetings will be the second Mondays in July, August, and September.
16. Rivers moved and Potter seconded that the meeting be adjourned. Vote: Unanimous.

17. Meeting adjourned at 9:45 pm.

Respectfully submitted,
Dan Rivers, Vice President