

King's Deer Highlands HOA Minutes

August 9, 2004

Members Present: Bob Bimm, Chuck Hoffmann, Dan Rivers, James Van Camp

Members Absent: Mary Fortey, Tony Aguero, Dan Potter

Other Present: Allen Alchian, Ted & Rita Lammot

1. The meeting was called to order by Bimm at 7:00 PM.
2. Covenant Appeal. Ted & Rita Lammot of 865 Trumpeters Court appealed a decision to allow RV parking for 72 hours only. The Board agreed that the change had not been well advertised, making planning for visitors difficult. Rivers moved and Van Camp seconded to allow an exception for the Lammot's summer visitors per their request, (the first RV will be there August 14-21, the second RV will be there from August 20-28), while Allen Alchian would formulate a proposed policy on RV visitor parking for discussion at the September Board meeting (to include limitation on visitor parking and prior notification of the Board by the lot owner.) Vote: Unanimous.
3. Treasurer's Report. Treasurer Fortey submitted her report by email and the Board directed that it be included in the minutes: "The current balance of the account is \$103,406.09 and everything is current. We haven't paid for any additional on the pond yet, but are paying for maintenance monthly."
4. ACC Report. Chairman Alchian noted the need for the HOA to put in place an upgraded and unified filing system to hold all actions related to a given lot. The files would be retained indefinitely. Bimm moved and Hoffmann seconded to allow a budget not to exceed \$600 for this purpose following coordination with Fortey. Vote: Unanimous.
5. CEC Report. Chairman Hoffmann reported numerous responses to the cards asking delinquent lot owners to mow their lots and remove dead trees. He will give the Office spreadsheet showing status to the manager of the Golf Course, Eric Becker, with instructions to mow lots in categories A and B (worst offenders) unless the owner has already taken action. - Bimm reported that the Norells of 885 Lancers Court East will be completing landscaping this week and have already removed some trees. The remaining three cars will be parked in the garages by Sunday, August 15. In the near future the Board will schedule a meeting with Mr. Norell to discuss the status of his efforts to cure the noted covenant violations. - The CEC will have a special meeting to review its procedures and fine levels, resulting in recommendations to the Board at its September meeting.
6. M&L Report. With Aguero absent, there was no report. The Board discussed the possible completion and expansion of the trail system. No action was taken.
7. Social Committee. The annual King's Deer garage sale will be held on August 28. The Board decided to extend the operating times from 8:00 AM to 5:00 PM. Dan Potter will be responsible for ensuring that the event is advertised and for installing signs.

8. Road Use Committee. Rivers moved and Van Camp seconded to abolish the Road Use Committee as a consequence of lack of interest. Vote: Unanimous.
9. Website Committee. Webmaster Alchian discussed updates to the website, including upcoming access by Board members to the covenant violation database. Directors are urged to check out this feature of the site. Absent directors may contact Alchian for usernames and passwords.
10. Old Business.
 - 10.1. HOA management company report held over to the next meeting.
 - 10.2. The Board set November 16, 2004 at 7:00 PM for the Annual Meeting. Nominations for vacant seats and requests for consideration of special issues must be received by October 1, 2004, after which the formal written invitations to the meeting will be sent to all lot owners with the nominations and the agenda. - There will be four vacancies to fill on the Board as the following are completing their terms: Van Camp (filling out Ladd's term), Aguero, Bimm, and Rivers. The meeting is planned to be held at the Prairie Winds Elementary School. Alchian to contact Glenn Scott to add a Newsletter item asking for nominations or persons willing to serve. We need name, telephone number, address, filing/lot number, and a brief "platform" statement.
11. New Business.
 - 11.1. No new business.
12. The next meeting will be at 19335 Bardsley place on Monday September 13th at 7:00 PM.
13. Meeting adjourned at 9:00 PM.

Respectfully submitted,
Dan Rivers, Vice President