

King's Deer Highlands HOA Minutes

October 18, 2004

Members Present: Bob Bimm, Tony Agüero, Dan Rivers, James Van Camp

Members Absent: Dan Potter, Mary Fortey, Chuck Hoffmann

Other Present: Allen Alchian, Tom Van Camp, Bob Morgan

1. The meeting was called to order by Bimm at 7:08 pm.
2. Management Company Contract. The contract with Warren Management Group was unanimously approved with the second paragraph of Section 5.4(B) deleted (ACC matters.) Rivers signed the contract for the HOA since his name had been printed in anticipation of Bimm being out of town. Tom Van Camp will hand deliver the signed contracts to WMG and urge a speedy take-over of Office records and files. The Board voted unanimously to engage an accounting firm to audit the HOA in connection with the hand-over to WMG.
3. Website Feedback. Alchian will draft a policy to delineate how the Board will respond to messages from members.
4. Beetle Infestation. James Van Camp reported on a Forest Service program to mark beetle infested trees for a fee of \$40 per lot. He has authority to turn on the work in accordance with the Board resolution passed at the September 13, 2004 meeting to spend up to \$3,000 for the that purpose.
5. Snow Fences. The Board unanimously reaffirmed that it will not allow snow fences in KD.
6. CEC Report. None. Hoffmann was out of state.
7. M&L Report. Agüero reported on the progress of the pond restoration. The dirt work will cost more than anticipated, but the Board accepted the recommendation to forego the stone work. The total should come to \$45,000 rather than the approved \$43,000. The Board accepted the increase 3 – 0, with Agüero recusing himself from the vote. Agüero will attempt to get the increase eliminated.

Agüero reported on the need to grade the access road to the park.. Agüero also pointed out the need for installation of concrete sections and culverts in selected low portions of the trail system plagued by wash-outs. Maintenance for these items will be performed in accordance with the budget and HOA policies.

8. Social Committee. No report.
9. Nominating Committee. The committee is composed of all of the Board members plus two at-large members: Allen Alchian and Tom Van Camp. Each homeowner will be able to vote for four candidates, with the top four vote-getters getting elected. A tie will be broken by casting lots. The committee nominated the following homeowner candidates for the four seats becoming vacant at the end of 2004:

Allen Alchian*

Tom Van Camp*
Bob Bimm*
Dan Rivers*
Gerrold Keltner
Steve Anderson

* denotes "recommended by the Board"

10. Annual Meeting Planning. The Board discussed agenda items, action items, and reaffirmed that the meeting will be held at Prairie Winds Elementary School on November 16, 2004 at 7:00 pm.
11. The next meeting is planned to be held at 1200 South Synthes Ave. on Thursday October 28th at 4:00 pm assuming our manager, Karla Greeley, is available.
12. Meeting adjourned at 9:40 pm.

Respectfully submitted,
Dan Rivers, Vice President