

# *Kings Deer Homeowners Association*

Annual Meeting of the Membership

November 16, 2004

## Minutes

### Call to Order

Dan Rivers, Vice President, who served as chairman, called the Annual Meeting of the Membership of the Kings Deer Homeowners to order at 7:06 p.m. Board members present: Dan Rivers, Tony Aguero, Dan Potter, Chuck Hoffman, and James Van Camp. Bob Bimm and Mary Fortey were absent. Linda Warren, Bob Hite, Karla Greeley, and David Lobeck of Warren Management Group, Inc. were also present. David Lobeck served as recording secretary.

### Determination of quorum

Karla Greeley and Dan Rivers verified that the quorum requirements per the governing documents had been fulfilled.

### Proof of Notice

The reading of the Notice was waived and Dan apologized for the late notice due to the transition to Warren Management. He noted it was listed both on the website and in the newsletter.

### Secretary's Report and Approval of 2003 Minutes

The November 18, 2003 Minutes were presented. A motion, a second, and all in favor were approved by the membership.

### Golf Course and Maintenance Committee Report

Tony Aguero who served as chairman was introduced. Discussion was held with the membership regarding common areas maintenance, pond renovation, and mowing. Tony discussed the pond renovation that was approved early 2004 and will be completed by month end. He discussed the mowing of the common areas and answered questions about mowing the step grade areas that are the homeowners' responsibilities.

### ACC Report

Allen Alchian who serves as chairman to the committee was introduced. Discussion was held by the membership regarding the projects for houses under construction and the house construction approval from January through October. The total number of projects submitted during this time were 60, house construction approvals were 29, and houses currently under construction were 30. He requested volunteers to sign up for the committee. It was announced that Kings Deer will be a site for the Parade of Homes in 2005.

### **Communications, Neighborhood Watch, and Security Report**

Allen Alchian discussed the Kings Deer website. Glen Scott who served as chairman to the neighborhood watch committee was introduced. He discussed the newsletter. He discussed the neighborhood watch program and gave an update. He discussed block captains, the recent fire and fire department, and possible changes to insurance rates for the community due to fire department upgrades and a new fire station nearby.

### **President's Report**

Dan Rivers discussed the merger of Kings Deer Highlands and Kings Deer Classic. Explained the importance of covenant enforcement and how important it is for the homeowners. Dan Rivers gave a report on the transition of management and the retention of The Warren Management Group.

Linda Warren gave a presentation on Warren Management and what services can be expected from The Warren Management team.

### **Treasurer's Report and Approval of the 2005 Budget**

Dan Rivers presented the budget since Mary Fortey was absent. Discussion regarding Warren Management fees and the raising of assessments to \$180.00 per year was explained. A motion, a second, and all in favor approved the budget.

### **Introduction of Candidates**

Allen Alchian, Steve Anderson, Joe Blackburn, Gerrold Keltner, Bob Morgan, Dan Rivers, and Tom Van Camp.

### **Developers Report**

Dan Potter explained the phone service and answered questions from the homeowners regarding the phone service and DSL availability.

### **Election of the New Board**

The new members were elected as follows: Dan Rivers, Steve Anderson, Joe Blackburn, and Bob Morgan. They were introduced to the membership.

### **Adjournment**

With no further business to come before the membership a motion, a second, and all in favor to adjourn the meeting, the meeting was adjourned at 8:49 p.m.

Respectfully submitted,

Approved & Adopted

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David Lobeck  
As Recording Secretary

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Dan Rivers  
Vice President/Chairman