

King's Deer Homeowners Association

Board of Directors Meeting
Monday, November 29, 2004

MINUTES

Dan Rivers, called a meeting of the Board of Directors of Kings Deer Homeowner's Association to order at 4:11 p.m. Quorum was established. Members present were Dan Rivers, Steve Anderson, Joe Blackburn, Bob Morgan, Dan Potter, and Mary Fortey. Karla Greeley and David Lobeck attended from The Warren Management Group, Inc. Allen Alchian attended as ACC chairman and Bob Bimm attended as a guest. David served as recording secretary. Bob Bimm thanked the previous members of the Board for their hard work.

Reconstitution of the Board

Discussion among the newly elected members and the positions were voted as follows: Dan Rivers was nominated for President; A motion was made, a second, and this motion was unanimously accepted.

Joe Blackburn was nominated for Vice President; A motion was made, a second, and this motion was unanimously accepted.

Mary Fortey was approved to be acting Secretary and Treasurer; A motion was made, a second, and this motion was unanimously accepted.

Mary will combine roles of Secretary and Treasurer, and she will oversee Warren Managements taking of the minutes.

Allen Alchian asked if Secretary should take on the role reviewing the web site. It was decided E-mails will go to Karla with copies to each board member. Karla will then go to the Board if needed and respond to the E-mails, Karla will let the Board know of the outcomes.

Secretary's Report

A motion was made and a second to approve the minutes from the November 16, 2004 Annual Meeting, so they can be sent out for the homeowners to approve at the next Annual Meeting. The motion to approve the minutes of the November 16, 2004 Annual Meeting was carried unanimously.

Treasurer's Report

Account Balance Report: A financial report for the period ending October 31, 2004 was received and reviewed by Mary Fortey reflecting the following balances:

Cash - previous Mgmt.	\$ 135,714.70
Accounts Receivable	\$ 10,281.55
Reserve - Enforcement Trust Fund	\$ 90,400.00

Dan Potter requests the combination of the Reserve Fund and the Enforcement Trust Fund. The board unanimously approves this motion.

Manager's Report

A discussion was held regarding a snow fence along the golf course. It was decided that Warren Management would look at the fence and pursue action.

The pond was discussed regarding getting the project completed. Karla will get an information update from Eric on this project.

Dan Potter will find out about getting the Kings Deer name and logo trademarked.

Committees

Allen Alchian was nominated to continue as ACC chairman; A motion was made, a second, and this motion was unanimously accepted.

The Covenant Enforcement committee was let go since Warren Management will take on these responsibilities.

The Maintenance committee will still be in place.

Steve Anderson was nominated for Landscape Maintenance chairman; A motion was made, a second, and this motion was unanimously accepted.

Dan Potter and Mary Fortey were nominated for Social committee; A motion was made, a second, and this motion was unanimously accepted.

Dan requests a date for the Holiday Party. It was decided that the party would be held on Saturday, December 18, 2004, from 6:30 p.m. to 9:00 p.m. Will check to see if it can be held at the clubhouse. Dan wants a budget for this event. It was decided to budget \$2000.00 max for the party.

Glen Scott agreed to continue as chairman for the Neighborhood Watch committee. Joe Blackburn will be the liason between Glen and the Board.

Allen Alchian agreed to continue as Webmaster and Glen Scott agreed to continue as newsletter editor.

Committee Reports

Allen Achian will ratify everything done by the ACC this year and it will be done by section. This was unanimously approved.

ACC mailed out four letters two of which were letters to the builder regarding excavation. Peek Construction submitted two plans, one was approved, and the other one was not approved, due to the garages being too large.

Ken Johnson came to ACC for approval to build a monument mailbox because the standard is too small. This was not approved by the ACC and Allen will do the disapproval letter.

Steve Anderson will get together with Tony Aguero to figure out any landscape maintenance issues.

New Business

The Board wants to include fines to homeowners who are non-compliant on water meter readings.

The Board agrees to transfer the payment for the web site to Warren Management.

A discussion was held regarding annual assessments for the board members that had been previously waived at an Annual Meeting. The Board will continue at this point to waive fees. A motion was made, a second, and this motion was unanimously accepted.

A. Visitor Related Items:

Gerrold Keltner: El Paso County Storage

Discussion on the storage yard regarding the tires that stretch about a half mile long. It was decided that Karla can draft letters and research to find out what is going on with that area.

David Eitemiller: Sunwest Communications

Dan Potter discussed Sunwest regarding Falcon Broadband purchasing them. Dan mentions Qwest has a legal obligation of service if Falcon Broadband doesn't work upon company turn over.

- B. **Covenant Appeals Process** Karla explained the process for covenant appeals. First Warren Management will go out to verify. Next, the first letter will be sent to the homeowner with direction to take care of the violation within a certain time frame. If nothing is done a second letter will be mailed out explaining the homeowner must comply within fourteen days. If nothing is done then a third letter will require a possible hearing.

The next meeting is for Monday, January 17, 2005 at 4:00 p.m.

Adjournment

With no further business to come before the Board, a unanimous decision was made to adjourn the meeting. The meeting was adjourned at 5:41 p.m.

Respectfully submitted,

Approved & Adopted

David Lobeck
As Recording Secretary

Dan Rivers
President