

# *King's Deer Homeowners Association*

Board of Directors Meeting  
Monday, February 21, 2005

## MINUTES

Dan Rivers called the meeting to order at 3:59 p.m. Quorum was established.

### **Members present were:**

Dan Rivers  
Joe Blackburn  
Mary Fortey  
Chuck Hoffmann  
Steve Anderson  
Bob Morgan

### **Members not present were:**

Dan Potter

Allen Alchian attended as ACC chairman. Dixie Schull, Bobby Herman and James Groesbeck, who are current homeowners, were present for the Residents Forum. Linda Engle with Van Gilder Insurance was invited to give an overview on the HOA insurance. Bob Hite, Karla Greeley, and David Lobeck attended from The Warren Management Group, Inc. David Lobeck served as recording secretary.

### **Guest Speaker**

Linda Engle from Van Gilder Insurance gave an overview on the Insurance needed to adequately cover the Association. A discussion was held on the existing policy and what coverages may need to be added, changed, or increased. Linda and Karla will work together to present quotes from three carriers at the March Board Meeting.

### **Residents Forum**

Bobby Herman and Dixie Schull were present to discuss the potential traffic problems that would arise from Hunting Downs Way being the only access road in and out of the proposed Tri-Lakes church property. Bobby and Dixie asked the Board to take a position to make sure Hunting Downs Way does not become the access road to the proposed property. A decision was made by the Board to have the homeowners research and draft letters to move forward on this matter and present them to the Board at a Special Meeting. The Special Meeting was set for March 4, 2005 at 5:00 p.m.

James Groesbeck was present to hear the Boards decision regarding their snow fence. Allen Alchian discussed the new policy that would allow approved snow fences during winter months. The Board accepts the policy with changes made to the paragraph numbers two (2) and four (4). Mr. Groesbeck agreed that the policy would work to satisfy their request to keep their snow fence.

### **Secretary's Report**

The Board approved the minutes from the January 17, 2005 Board Meeting.

### Treasurer's Report

Mary Fortey discussed the January 2005 expenses and noted to the Board that the audit was in process and that the financials were not available at that time. Mary presented an Account Balance Report to the Board showing the following for the period ending January 31, 2004.

Beginning balance	\$ 156,137.15
Ending balance	\$ 149,367.64
Expenses paid	\$ 32,638.86

### Manager's Report

Karla explained the delinquency report showing 28 delinquencies to date other than the developers. Delinquencies waiver request were discussed. A Homeowner at 1818 Pennyroyal Court requested that the late fees and interest be waived. Karla presented to the Board the homeowner's information for review. The Board unanimously decided to waive only the second late fee and interest but the homeowner would still be liable to pay the first late fee.

A late fee waiver requested by Castle Rock Investments was unanimously denied by the Board.

Four policies were accepted by the Board and signed with minor corrections noted in handwriting and initialed.

A discussion was held regarding audit bids. Karla explained that Ken Waugh suggested starting the bid from 2004 due to the merger of the King's Deer HOA and King's Deer Highlands HOA. The Board agreed unanimously to have Ken Waugh start the audit from January 2004.

A discussion was held regarding tree inspections for the community. **A motion** was made by Hoffmann to have Jennie (a seasonal Forest Service employee) inspect and prescribe action regarding the trees in the common areas. Jennie will then drive the community and let Warren Management know of any lots with potential tree problems. The Warren Management Group will then notify homeowners with potential tree beetle infections. It will be their responsibility to contact Warren Management within two (2) showing evidence that they have had their trees checked by a certified inspector and that any infected trees have been removed. If the home owner does not respond, a violation letter will be issued. Blackburn seconded this motion, which was unanimously accepted.

Karla discussed the book of resolutions with the Board. The book will be set up and the resolutions will be given to the Board to be put on the web site.

### Committee Reports

A formal Board appointment for ACC committee members was introduced. **A motion** was made by Andersen to appoint Bob Morgan, Larry Lawrence, Gerrold Keltner, Lavern "Vern" Kuykendall, Anthony Waclawski, and Allen Alchian to the Architectural Control Committee. A second was made by Morgan and the motion was unanimously accepted. **A motion** was made by Rivers to appoint Allen Alchian as the ACC chairman, a second was made by Morgan, and this motion was unanimously accepted.

The Board tabled the policies for ACC membership and ACC project approval until the next Board meeting.

A proposed RV policy was presented to the Board for review. **Morgan moved** and Blackburn seconded a motion to accept the RV policy. The motion was unanimously accepted.

Steve Andersen discussed the pond and the importance of setting aside money for future pond maintenance.

The neighborhood watch program was discussed regarding the information needed to set up block captains for the blocks within the community. Mary Fortey agreed to send that information to Joe Blackburn to have Glen Scott set up the blocks and their captains.

### **New Business**

Steve discussed that they are now getting a quote for the aerator used in the pond because the one there is in bad shape.

The Board unanimously decided to send out a mowing postcard to the homeowners by June first directing that lots be mowed by July 15 and to also have the reminder posted in the newsletter.

The Board discussed the resident garage sale. The board agreed to set a date of August 20, 2005 for the resident garage sale.

Chuck Hoffman agreed to be the representative for the Board at the NEPCO meetings.

Allen Alchian was appointed coordinator for the "Road Ramble" to inform the Board of any matters that could affect the community.

Bob Hite discussed the posting of the minutes on the web site. The Board unanimously decided to post its minutes on the web site with a disclaimer that the information is for the use of King's Deer homeowners only. The minutes will be accessible by a password to be given to homeowners.

### **Unfinished Business**

Dan Potter will gather information on trade marking the King's Deer name for protection.

A discussion was held regarding the property at 19858 Kershaw Court. Mary will call the bank to find out who owns the property and report the information to the Board at the next Board Meeting.

**The next meeting** is set for Monday, March 21, 2005 at 4:00 p.m.

### **Adjournment**

With no further business to come before the Board, the meeting was adjourned at 6:55 p.m.

**Respectfully submitted,**

**Approved & Adopted**

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David Lobeck  
As Recording Secretary

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Dan Rivers  
President