

King's Deer Highlands HOA Minutes
April 18, 2005

Members Present: Dan Rivers, Dan Potter, Mary Fortey, Joe Blackburn, Bob Morgan
Members Absent: Chuck Hoffmann
Others present: Nina Otero, Karla Greeley, Bob Hite, Cory Town, Gary Lee, and Alan Alchian

1. The meeting was called to order by Rivers at 4:08 pm.
2. Visitors. Cory Town, account from WMG, Nina Otero was introduced as Karla's new assistant, Bob Hite, manager for WMG serving as point of reference and Gary Lee as Head Golf Pro.
 - 2.1 Cory Town presented Audit letter from Waugh & Goodwin, LLP. Secondly, reviewed comments and suggestions with the Board of Directors of four items to be discussed and voted upon. Listed below, the course of actions taken in connection to the Audit letter in order.
 - Assessment Receivable- The board agreed that all directors should start paying assessments starting the current year.
 - Declarant Assessment- The board agreed to waive any late fees in reference with payment by the Declarant of assessments on his unpaid lots.
 - Resident Mowing- Potter motioned that a flat rate (suggested Cost + 15%) be administered to Homeowners requesting their lots be mowed by K.D. Golf Club. Blackburn seconded and requested that WMG calculate rate according to budget. Unanimous
 - Reserve Study- The board agreed to have a Reserve Study added to the budget. Unanimous.
 - 2.2 Gary Lee introduced himself as Head Golf Professional. He requested permission to send a short questionnaire and have access to the Homeowner mailing list in regards to providing more access and to hold more community events.

Andersen moved to approve both requests, Rivers seconded stating that the mailing list only be used for the above intentions and nothing more. The board approved request.
3. Review of Minutes. The minutes were approved as corrected
4. Covenant Appeals. None

5. Treasurer's Report. Treasurer Fortey stated that the HOA current balance is at \$153,000.00.
6. Secretary's Report. Nothing to report.
7. Manager's Report. Karla informed the board of problematic accounts due to refinancing and a Lot owner bankruptcy. Karla also explained that headway is being made in connection with these accounts.

Updates were given on the Landscape contract for the Golf Course. Prior meetings have been set up however; have been cancelled by Jim Hughes, Representative of the owners. Karla is displeased and suggested the request of new bids. Rivers instructed Karla and Andersen to proceed with new bids, to check provisions on 30 day notice, draft a letter of non-responsiveness and to speak with Tony. The board agreed.

In accordance to Covenant violations and the like, Morgan expressed letters of violations seemed to be ineffectual and more influence is needed. Morgan is the point of contact via e-mail on violations through the use of the Website, which will be filtered to Karla. The Board agreed to start fining habitual offenders.

8. Committee Reports. The board reviewed and approved Rules on ACC project approvals. The board discussed and agreed to induct five new members, all of which are Homeowners, to the ACC: Dan Potter, Paul Thompson, Jenna Young, Mary Fortey and Randal Fitzgerald. Unanimous, policies and guidelines documents signed.

8.2.1 and 8.2.2

- Fence standards were discussed and Potter moved to postpone to next board meeting. Potter also moved for WMG to send a proposed template using Alchian's draft to Board members via e-mail for comments and approvals – Due April 29, 2005. Blackburn seconded both motions. Unanimous.

8.3. - 8.5

- Karla noted that Mr. Larry Lee is working to fix the Lights that were vandalized by a green Jeep Cherokee from the last snow fall. Karla is working to find the violator with the State Patrol. Tabled and were not discussed.

8.6. – 8.6.3

- The Board discussed and agreed to the new website address (www.kingsdeer.org) plus one year overlap.
- Alchian to correct WMG phone number on Website.
- HOA Calendar reviewed: May 5, 2005 WMG Board Class
- Newsletter Inputs- Hours of playground, ATV enforcement, corrected WMG phone number.

9. Old Business. Potter continues to investigate getting a service or trade mark to protect the King's Deer name.

- WMG is currently working to receive Insurance quotes from current Insurance provider. The Board is to discuss matter of the decision on coverage during next meeting.
- A free Tree meeting will be held at the Golf Club this month to discuss tree infestation by pine beetles and other pests. A Homeowner who is a certified Forester will be walking the common areas to inspect.

10. New Business.

- Discussion was held in regards to the Developer to install a New Sales office, which would be a "Double Wide Trailer", topped with a new roof to make it look like a little house. The question was raised by Blackburn to what would be the resolution of the Sales office and motioned that no action be taken at that time. Morgan seconded the motion that no action should be taken. Unanimous.

11. Adjournment. 6:45 pm

Respectfully Submitted,

Nina Otero
As Recording Secretary

Approved & Adopted

Dan Rivers
President