

King's Deer Highlands HOA Minutes  
May 16, 2005

Members Present: Dan Rivers, Dan Potter, Mary Fortey, Joe Blackburn, Bob Morgan, Chuck Hoffmann, and Steve Andersen

Others Present: Nina Otero, Karla Greeley, Paul Thompson, Kara Busath, Robert and Debbie Hoffman, James Ramsey, and Mark Snoddy.

1. Quorum was established and the meeting was called to order by Rivers at 4:03 PM.
2. Rivers proposed that Paragraph 10 of the minutes from the April 18 meeting be corrected to properly reflect that the Board had taken no action on the developer's plans for a Sales Center at the corner of Rollercoaster and Castlecombe. The minutes were unanimously approved with this correction.
3. Covenant Appeals and Visitors.
  - 3.1 Kara Busath questioned the location of the proposed Sales office, asking that it be moved to a different location on the same street. Rivers suggested that Potter, Thompson, and the affected homeowners further discuss the matter. The Board took no action on the Sales Office.
  - 3.2 Robert Hoffman complained about the continuing problems with pine beetles, disrepair of the KD entrances, and problems with the pond.
  - 3.3 Mark Snoddy felt that the Board had misled owners with infested trees by not acting on the problem when it had in the past indicated that it would.
  - 3.4 James Ramsey also asked about the tree infestation and the pond. He told the Board that homeowners in the wooded area are concerned and do not know what to do.
  - 3.5 After further discussion of the pine beetle issue, Potter moved to send letters to homeowners in the immediate area to remove infected trees, with copies to the County of El Paso and the Forest Service, and to send a letter to all homeowners with treed lots warning them of the pine beetle danger and urging them to take prompt action to control infestation. Blackburn seconded the motion. Unanimous.
4. Treasurer's Report. No report.
5. Secretary's Report. No report.
6. Manager's Report.
  - Reserve study: Approved and ordered.
  - Pond aerator: Has arrived.
  - Insurance: Dave Powell, State Farm Agent, recommended increasing the General Liability policy to a higher limit rather than adding an umbrella policy, which would be more expensive. He will be sending bids for each requested item for the board to review.
  - Light Posts: Have been repaired .
  - Legal Representation: Karla reviewed information provided by the law firm of Alpern, Myers, Stuart, Scheuerman & Hickey, LLC and recommended that the Board use the law firm for legal matters on an hourly basis, i.e. without paying a retainer. Rivers moved to accept the recommendation. Morgan seconded. Unanimous.

- Fence policy: Karla presented a proposed policy drafted by The Warren Management Group. Morgan moved to request that the ACC draft a policy taking into account the Warren Management draft as well as the earlier ACC draft and present the final draft at the June meeting. Rivers seconded. Unanimous
- Covenant Violations
  - 6.1 Morgan asked about the boat kept in view at 19052 Malmsbury Court. Karla stated that the family is in the process of moving and is using their boat to store items, and that it should be gone by June 1, 2005. The Board decided to impose fines for this violation if the boat is not removed effective June 1, 2005 .
  - 6.2 Morgan stated that the ACC had approved the single color Suede #118 for the home at 1817 Penny Royal Ct (aka 19821 Kershaw Ct.), but that the homeowner had painted the house using two colors, thus being in violation of their ACC application. Morgan recommended that no action be taken until the rest of the Board has had a chance to look at the home. The Board declined and agreed that a violation should be issued instructing the homeowner to either paint the house per the original application or submit a new application to the ACC.
  - 6.3 Rivers stated that the Board ought to take some action on the “Bankruptcy house” at 19858 Kershaw Court. Fortey moved to notify the bank that they are in violation of the covenants and that the maximum fine of thirty-five dollars per day will be charged until the property is completed or has been torn down. Rivers seconded the motion. Unanimous.
  - 6.4 Karla informed the Board about the recent dumping by Masterpiece Landscaping Co. on Queen’s Crescent Way. The El Paso County Sheriff was contacted and responded to the complaint. Due to lack of evidence no report was filed. Hoffmann noted that he has had the same problem with the same company. Blackburn moved that WMG sent the company a letter demanding that they immediately clean up Hoffmann’s lot. Morgan seconded. Unanimous
  - 6.5 The Board discussed the problem of trash in the common areas. The Board asked WMG to get bids to police the common areas. Paul Thompson suggested the Board impose a fee of \$500.00 on builders to recover costs to pick up trash. The Board asked Karla to e-mail a fee recommendation to the Directors after getting bids for trash pickup. Andersen moved to require the use of covered trash containers by homeowners and builders .. Fortey seconded. Unanimous.

7. Committee Reports

- 7.1 Maintenance & Landscaping Committee. Andersen stated that the contract with the old Golf course owners is null and void. He and Karla are currently working with the new owners to identify specific duties and to negotiate a new contract. He will report status at the June Board meeting.

The meeting was adjourned at 6:30 p.m.

Respectfully Submitted,

Approved & Adopted

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Nina Otero, Recording Secretary

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Dan Rivers, President