

King's Deer Highlands HOA Minutes  
July 18, 2005

Members Present: Dan Rivers, Dan Potter, Mary Fortey, Joe Blackburn, Bob Morgan, James Ramsey, and Allen Alchian

Others Present: Karla Greeley, Nina Otero, Nicole Binkly and Mark Warren from the Warren Management Group ("WMG").

1. Quorum was established and the meeting was called to order by Rivers at 4:00 PM.
2. The minutes were unanimously approved as posted.
3. Covenant Appeals and Visitors.
  - 3.1 A request was proposed to the Board of Directors by the owners of 19636 Kershaw Court for part of the association dues to go towards a large waste disposal bin and if the "dead tree" pick-up program could be offered once more. Members of the Board felt the costs were excessive (last time as much as \$15,000 for the "dead tree" pick-up) and that the benefits would be shared very unevenly among the homeowners. Morgan moved that the Board of Directors deny both requests. Ramsey seconded. **Unanimous**
  - 3.2 Mark Warren and Nicole Binkley of WMG presented their proposal for the ACC process. Rivers moved to hand over the ACC process to WMG with the understanding that they will make recommendations regarding applications for construction and landscaping and that final approval would be made by the ACC, the take-over to be effective once the Design Guidelines are approved by the board. Potter seconded. **Unanimous**
4. Manager's Report.
  - 4.1 Entrances: Potter presented plans for the landscaping of the entryways and monuments and stated that he had authorized the work to proceed since so much time had already been spent on the matter, since he felt that it would positively impact the entire King's Deer community and its property values, and since he had been unable to contact a majority of the directors for comment. The total cost was now estimated at about \$175,000. Potter stated that the developers were willing to pay a major portion and suggested that the Board pay \$70,000. Blackburn moved to reimburse the developers \$50,000 for the work, the estimated amount that had been discussed at the June meeting; Morgan seconded. At this point Potter and Fortey recused themselves from all further discussion and voting regarding this matter. Rivers amended the motion to make the reimbursement amount \$65,000; Alchian seconded. Morgan amended the amendment to make the amount \$55,000; Blackburn seconded. The amendment to the amendment was defeated 3-2 with Blackburn and Morgan voting for and Alchian, Ramsey, and Rivers voting against. The Board then approved the first amendment 3-2

with Alchian, Ramsey, and Rivers voting for and Blackburn and Morgan voting against. The Board then approved the original motion as amended 3-2 (i.e. with the payment being \$65,000) with Rivers, Ramsey, and Alchian voting for and Blackburn and Morgan voting against.

- 4.2 Pond Issues: A discussion was held regarding the time, materials, and cost needed to finish the pond. Potter moved that the Board authorize Ramsey to spend up to \$25,000 to finish the pond, not to include electricity to the Gazebo. Blackburn seconded. Unanimous
  - 4.3 Problem Homes: A discussion was held regarding the lien on 19625 Insborough Court. Potter moved to adopt a resolution to borrow up to \$350,000 to purchase the home, contingent upon receiving a favorable, legal opinion for the Board to borrow the funds on behalf of the HOA. Morgan seconded. Unanimous
  - 4.4 Karla informed the Board that the owners at 19620 Rathbone Circle had asked a second time for the Board to reconsider their request to waive the late fees. Ramsey moved that the amount of \$471.00 stand. Morgan seconded. Unanimous
5. Rivers appointed Fortey as the Mailbox Czarina.
  6. The appointment of a NEPCO representative was tabled until the next meeting. Alchian stated that he might be able to attend the August NEPCO meeting.
  7. The meeting was adjourned at 7:00 PM.

Respectfully Submitted,

Approved & Adopted,

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Nina Otero, Recording Secretary

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Daniel Rivers, President