

King's Deer Highlands HOA Minutes
August 15, 2005

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

Others Present: Karla Greeley.

1. Quorum was established and the meeting was called to order by Rivers at 4:09 PM.
2. The minutes were unanimously approved as posted on the website.
3. Covenant Appeals and Visitors.
 - 3.1. Homeowner request for account review was tabled for the next meeting.
4. Urgent Issues.
 - 4.1. Alchian presented Draft 2 of the proposed "ACC Project Processing Procedures". A meeting had already been held with WMG to discuss the draft. Alchian's rough estimate is that WMG's administrative effort will be about 2 hours at \$50 an hour. Alchian moved to transfer the administration of ACC applications to WMG. Blackburn seconded. Unanimous.
 - 4.2. The Board agreed to complete the Design Standards before asking WMG to handle the review of applications. Alchian will write up proposed standards for Board review.
 - 4.3. Blackburn moved that a \$200 filing fee be applied for construction projects such as adding garages and adding to homes. Morgan amended the motion to set the filing fee to the same amount that is charged for a new construction project on the property, and the filing fee shall apply to any project that requires construction drawings. Rivers seconded the motion as amended. It was approved with Alchian opposed.
 - 4.4. Alchian volunteered to replace Glenn Scott as newsletter editor. He said that he would ask the board for inputs. Morgan suggested that the president have a column or paragraph. Rivers agreed.
 - 4.5. Garage Sale: Fortey and Potter will order signs for Highway 105 and County Line Road. They will also place an ad in the Gazette.
 - 4.6. Policy Regarding the Voice of the Board. It was decided that Morgan would be the voice for covenant issues. Rivers would be the voice for other issues. Karla would receive complaints but not speak for the Board.
5. Budget and Dues.
 - 5.1. Treasurer's Report.

Current Operating Fund:	\$149,100.00
Current Reserve Fund:	\$ 4,500.00
Current CD:	\$ 49,000.00
 - 5.2. Proposed 2006 Budget: Fortey reviewed the three different budget proposals that Karla provided per her request. They were for \$180, \$200 and \$250 Annual assessments respectively. The board discussed the outstanding expenditures for the remainder of the

year and the additional costs due to the changes at the entrances. The board also reviewed capital improvements that have been requested by homeowners such as a pavilion and tennis courts.

- 5.3. The original plan for obtaining water to maintain the recently landscaped entrances to King's Deer was to use water from the adjacent residential properties. However, Dan Potter reported that he received legal advice recommending that before water from adjacent residences is used, a trip to the water court is in order to amend the existing well permits because using residential water for watering the common area is beyond the authorization of the well permits.
- 5.4. Potter moved to pave the entrance to the playfield and parking lot for \$24,000. The cost is relatively low as Potter will combine it with other paving projects he has in the area. If we don't take advantage of this fixed price and pave now, we should expect to see a significantly higher price later due to the projected rise in the price of oil in the future. Morgan seconded the motion. Unanimous.
- 5.5. A discussion was held to increase the annual dues to cover the improvements to the entrances and projected higher maintenance costs. Members of the Board felt that minimum dues to handle the budget projections needed to be in the range of \$250 to over \$300. There was general agreement that a substantial increase is warranted in order to maintain the high standards for which King's Deer is known and to which our members aspire. After much discussion, Morgan moved to increase the 2006 annual dues to \$280. Rivers seconded. Unanimous.
- 5.6. The Timberline landscaping contract was presented to the board for review. It was decided that updated bids would be requested from both Timberline and TruGreen once the pond repair had been completed so the bids would include any changes. Potter suggested that the board look into purchasing equipment and hiring someone to work for the HOA in the community. He will research liability and the cost of storage for the equipment.
- 5.7. Fortey and Karla will meet to prepare a 2006 budget based on new annual dues of \$280. The budget will be presented to the Board at the next meeting, Monday, September 19th.

The meeting was adjourned at 6:44 PM.

Respectfully Submitted,

Approved & Adopted:

Karla Greeley, Recording Secretary

Daniel Rivers, President