

King's Deer Highlands HOA Minutes
September 19, 2005

Members Present: Dan Rivers, Joe Blackburn, Mary Fortey, Bob Morgan, James Ramsey, and Allen Alchian
Members Absent: Dan Potter
Others Present: Karla Greeley and Jerry Kagarise

1. Quorum was established and the meeting was called to order by Rivers at 4:04 PM. The minutes were unanimously approved as reviewed and posted.
2. Visitors and Covenant Appeals
 - 2.1 Owner Kagarise had presented an appeal to the board for late fees to be removed. The board unanimously decided to stand by its previous compromise offer based on payments being received as follows: October 1st (\$150), November 1st (\$150), and December 1st (\$151), with all late fees fully reinstated with additional late fees added in accordance with HOA policy if any of these payments are missed. Kagarise thanked the Board and agreed to the plan.
3. Manager's Report
 - 3.1. Playfield complaints have decreased due to Cheyenne Mountain Security's responses to calls from owners. Ramsey mentioned that the YMCA would like to reserve the playfield for team practices for payment. It was decided that the fields be left available for owners and avoid any liabilities due to noise and traffic concerns for owners in the area. Greeley will get a legal review for liability. Baseball backstop repair cost of \$250 bid by Larry Lee was presented to the board. Repaired was unanimously approved.
 - 3.2. Cheyenne Mountain Security is currently patrolling twice a week and on an on-call basis for those living around the park. The emergency contact number has also been given out to owners that call with concerns. It was decided that the contact information would be advertised in the next newsletter for all owners to use. The Board will monitor the usage for the next three months. It was also recommended that Cheyenne Mountain Security be in the community on graduation night since there have been problems in the past.
 - 3.3. Governance. Morgan noted 11 outstanding notices on the spreadsheet and the need to close them out.
 - 3.4. SB100. It appears that Kings' Deer is not subject to the provisions of CCIOA. Nevertheless, WMG will study the new law, SB100, recently signed by Governor Owens, to determine areas where we may need to comply and may want to comply.
 - 3.5. The Board unanimously decided to direct WMG to mail out well reading forms since the website is not ready for the well reading database and a hard copy is needed for the file.
 - 3.6. Vendor Daniel Kane has requested payment of an old bill. Ramsey explained that Kane has had cancer for the last year so he was not able to pay attention to his day to day business affairs. Alchian moved to pay entire invoice, Ramsey seconded. Unanimous.
 - 3.7. New telephone directory: Owners have been contacting WMG for an updated phone directory. A new owner is willing to put the directory together. The board unanimously decided that a new directory would be put out in 2006 and a request for information would be included in the Annual Meeting mailing.
 - 3.8. New WMG Contract. Rivers had met with Linda Warren to go over the new contract and he will email any changes to the board for review.

4. Covenant violations and related issues:
 - 4.1. Policy regarding mowing of common areas: The Board discussed responsibility for mowing along the road and the trails. The Board decided that since the county is responsible for the area along the roads and it is mowed only once a summer, our members will be encouraged in the newsletter to mow from the trails to the street. Alchian will include an article on this topic in the newsletter.
 - 4.2. Driveway parking: The Board discussed a reasonable level of enforcement of the covenants regarding parking in driveways. The Board decided that fines would generally be imposed for parking commercial vehicles and more than two private passenger vehicles.

5. Financial Report

Current Operating Fund	\$57,262
Current Reserve Fund	\$ 4,505
Current CD	\$49,897

6. The 2006 Budget based on an annual assessment of \$280 was reviewed by Fortey and Greeley. Morgan moved that the budget be adopted for presentation at the Annual Meeting. Fortey seconded. Unanimous.

7. Maintenance & Landscaping Committee
 - 7.1. Maintenance Contract Bids: Ramsey stated that the pond work is currently delayed pending vehicle maintenance. The process of getting current bids is on hold due to the pond not being complete. The Board agreed that it was necessary to wait for the pond to be completed in the next two weeks and then get proper bids for the additional area at the pond that will have to be maintained. Once the pond is completed Ramsey will direct Greeley to get updated bids.
 - 7.2. Maintenance and watering of monuments: Ramsey discussed pipes that were installed by the developers which will be attached to bring water to the monuments. Initially, it was thought that wells would be installed at the entrances, but it was found that it is more difficult than anticipated due to ownership of the lots at the entrances. Currently the entrances are being hand watered with watering trucks until the wells are in place on the empty lots.
 - 7.3. Pond status: Greeley has forwarded all information on file regarding the landscape contract and pond repair to attorney Lenard Rioth to review and send a letter to the King's Deer Golf Club demanding reimbursement for repair.

8. Architectural Control Committee
 - 8.1. Design Standards: Alchian discussed a concern regarding a supposed no-build area 100 ft into lots adjoining the golf course. Fortey explained that there was an agreement between the developer and the golf course regarding this that is passed on to the buyers of lots adjoining the golf course at the time of closing.
 - 8.2. Alchian mentioned that the 1-pole site pad definition was approved, but that the 2-pole site pad definition was waiting for Potter's engineer's plot plans. He recommended that the Board adopt a 2-pole standard until precise GPS data becomes available. Blackburn moved to approve the 2-pole standard, Morgan seconded the motion. Unanimous.
 - 8.3. Alchian discussed the problem of transporting ACC documents from WMG to King's Deer Sales office for Review. Fortey agreed to stop by WMG for pick up and delivery since it is on her way home from the office.

9. Reports

- 9.1. Social Committee: Fortey discussed the success of the picnic. It was a great event that the homeowners enjoyed.
- 9.2. Neighborhood Watch: Glenn Scott may have a candidate to replace him after he leaves King's Deer.
- 9.3. NEPCO Report: Alchian was going to attend the last meeting but didn't go because the meeting was changed and he was not able to attend.
- 9.4. Webmaster and Newsletter: Alchian requested approval for an additional cost of \$44 for the newsletter so the printing company can add the owner's mailing information. A database provided by WMG would make it easier for the printing company to put it together. Greeley stated that the current accounting program made it difficult to export a database. She will check with the accounting department to find a way to get a database for the mailing of the newsletter.

10. Old Business

- 10.1. Planning: new combined covenants were tabled until next meeting.

11. New Business

- 11.1. Planning for the annual meeting. A mail notice for the annual meeting will be put together by WMG, which will also include a request for information for the directory.
- 11.2. Reserve Prairie Winds: Fortey agreed to reserve the elementary school for the annual meeting.
- 11.3. Nominating Committee: Board seats currently held Fortey, Potter, and Alchian will be filled at the Annual Meeting. Rivers moved that the Board constitute itself the nominating committee., Ramsey seconded. Unanimous.
- 11.4. Agenda for the Annual Meeting: Ramsey requested that the next meeting be dedicated to preparation for the annual meeting. The Board agreed.
- 11.5. New manager. Greeley announced that Brandon Helm would take of management of King's Deer effective immediately, assisted by Kathie Murrow.

The meeting was adjourned at 7:15 PM.

Respectfully Submitted,

Approved & Adopted,

Karla Greeley, Recording Secretary

Daniel Rivers, President