

**King's Deer Homeowner Association, Inc.**  
**Board of Directors Meeting**  
**Monday, November 29, 2005**

**Minutes**

The regular meeting of the Board of Directors of the King's Deer Homeowners Association, Inc. held at 19335 Bardsley Place was called to order at 4:12 pm by Dan Rivers who served as chairman. Quorum was established. Members present were Dan Rivers, Joe Blackburn, James Ramsey, Dan Potter, Mary Fortey and Mark Lester. Bob Morgan was absent. Brandon Helm and Kathie Murrow of The Warren Management Group, Inc. were also in attendance along with owners Alan Alchian, David Hamilton-Smith, Peter Rogers & Jim Van Kamp. Murrow served as recording secretary.

**1. 15-Minute Homeowner forum** – No owners were present to speak during this time.

**2. Secretary's Report:**

- 2005:09      a. A motion was made to approve the minutes of the October 24, 2005 Board meeting as presented. Motion carried by unanimous consent.
- b. Review of Annual Meeting Minutes from November 15, 2005, approved as drafted.

**3. Election of 2006 Board Officers**

Nominations were opened for the position of President.

Fortey nominated Dan Potter, second Lester

Blackburn nominated James Ramsey, second Potter

2005:10      **Motion was made to elect Potter as 2006 President; motion passed with a vote of 3 to 2**

Nominations were opened for the position of vice president

Potter nominated Ramsey, second Lester

2005:11      **Motion was made to elect Ramsey as 2006 Vice President; motion passed with unanimous consent.**

Nominations were opened for the position of Secretary/Treasurer

Blackburn nominated Fortey, second Ramsey

2005:12      **Motion was made to elect Fortey as 2006 Secretary/Treasurer; motion passed with unanimous consent**

**4. Treasurer's Report:**

Financial report as of October 31, 2005 was received and reflected the following account balances:

Checking: Operating Fund    \$34,729

Savings: Reserve Fund        \$ 9,010

CD: Reserve                    \$49,897

**5. Manager's Report was received**

**6. Committees/Reports**

- a. Architectural Control-Alchian

- i. Broader role for WMG in 2006—Alchian presented his recommendation as to the expanded role he would like the Warren Management Group to play in review of submitted ACC plans during 2006. This recommendation included having WMG conduct the onsite review of the site plan and attendance at ACC meetings; in addition to the tasks WMG is already completing and administering for the committee.

**2005:13 Ramsey made a motion to accept Alchian's recommendation with the condition that Alchian will report back to the Board in March regarding the cost for these services to ensure they align with the funding budgeted for 2006. Blackburn seconded. The motion passed with unanimous consent.**

- ii. Violation of ACC directive by builders – see below

- iii. 1632 Lionsdown Lane

**2005:14 Blackburn made a motion to support the ACC recommendation that a violation letter be sent as a result of digging that had been started without ACC approval. Fortey seconded. The decision passed with unanimous consent.**

- iv. 19784 Royal Troon Drive – Alchian reported that he had discovered this was no longer an issue after a reviewing the documentation in preparation for the meeting and there was no action required by the Board.

b. Neighborhood Watch – Blackburn reported that Van Kampen is doing a great job.

c. Maintenance and Landscaping-Ramsey

- i. Pond status: Letter from attorney to Golf Course – There was no new information regarding the status of this.
- ii. Ramsey reported that he has tried repeatedly to communicate with High Country Tree to get a status from them and an estimated time of completion on the pond renovation project. He reported that this project was promised to be completed some time ago and that he has not received any response from his emails recently sent to them. Finally, Ramsey reported that approximately half of the \$26,000 initially set aside by the board for this project had been paid to High Country. Ramsey recommended that High Country Tree be terminated from this project with no additional compensation. Ramsey requested consent from the Board to enter into an agreement with a different contractor to finish this work per the original specifications at a cost not to exceed \$13,000, which is the unused portion of funding originally budgeted for this project.

**2005:15 Blackburn made a motion to accept the recommendation from Ramsey as stated. Fortey seconded. The decision passed with unanimous consent. The Board directed Management to draft and send this termination notice to High Country Tree and send a copy of this notice to Ramsey.**

- iii. Maintenance contract: Bids and decision-Ramsey reported that until the pond project was completed, they were unable to finish soliciting bids for the 2006 maintenance contract.

d. Covenant Enforcement-Morgan

- i. Vehicle/driveway parking – The Board directed Morgan to work with Management to draft parking guidelines that will maintain the values of the homes.
- e. Website/Newsletter - Alchian requested participation from Board members in submitting some news articles for the next newsletter which he plans to be distributed in December.
- f. Social-Potter – No Report
- g. NEPCO – No Report

5:15 pm – Dan Potter had to leave early and gave Fortey his proxy for any further votes.

### 7. Old Business

- a. Consideration of policy regarding “for sale” signs – Fortey reported that the Developer of Cathedral Pines has decided against the sign policy they had originally planned to adopt and that there was no further action required by the Board.
- b. Amendment to Covenants: combined – Tabled until 2006

### 8. New Business

- a. **Policy regarding limits on overspending**-David Hamilton-Smith presented a proposed policy that would create a financial management standards policy instead of changing the bylaws.

**2005: 16 Blackburn made a motion for Management to compare this proposed policy to the existing policy that the association already has and present the Board with a draft of an amended Financial Management Policy at the next meeting. Potter seconded. The motion passed with unanimous consent.** Fortey and Hamilton-Smith will work with Helm on this draft.

- b. SB100 Compliance-King’s Deer or WMG website? (Linda Warren’s recommendation)–The Board directed Management to give a cost estimate of what it would cost the Association to be in compliance with SB100.

**2005: 17 Rivers made a motion to add the documents required to be made available to Members as a result of SB-100 to the password-protected webpage dedicated to the King’s Deer Community on The Warren Management Group website. Potter seconded. The motion passed with unanimously consent.**

- c. Calendar items for 2006: Management reported that these calendar items will be included in a management plan which will be presented to the Board at the next meeting.
  - i. Board meetings, deadline for agenda, items date of mailing etc.
  - ii. Garage sale
  - iii. Mowing deadline
  - iv. Annual meeting
  - v. Deadline for water meter reading
  - vi. Target dates for publication of newsletters
  - vii. ICL educational seminars

- d. Annual assessment notice: The Board agreed that procedure practiced in the past was to charge a late fee if the Assessment was not paid by the 10<sup>th</sup> of the month.

**2005: 18 Dan Rivers submitted his written resignation from the Board of Directors. The resignation was accepted with unanimous consent.**

**2005: 19 Blackburn made a motion to appoint Richard Paul to replace Rivers and serve the remainder of the term which expires in 2006. Second by Ramsey. The motion passed with unanimous consent.**

**10. Next Meeting:**

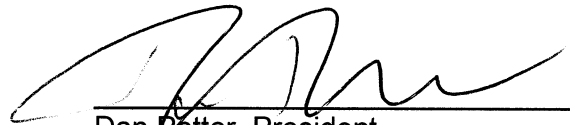
**2005: 20 There was unanimous consent that the next meeting would be held on December 19, 2005, 4:00pm at 19421 Royal Troon Drive.**

**2005:21 With no other business to come before the Board, a motion was made to adjourn the meeting at 6:45 PM. Ramsey motion, Blackburn seconded. The decision passed with unanimous consent.**

Respectfully Submitted,

Approved & Adopted,

  
Kathie Murrow, Recording Secretary

  
Dan Potter, President