

Kings Deer Homeowners Association Annual Meeting of the Membership November 15, 2005

Minutes

Call to Order

Dan Rivers, President, who served as chairman, called the Annual Meeting of the Membership of the Kings Deer Homeowners to order at 6:45 p.m. Board members present: Dan Rivers, Joe Blackburn, Dan Potter, James Ramsey and Mary Fortey, Bob Morgan and Alan Alchian. Brandon Helm and Kathie Murrow of Warren Management Group, Inc. were also present. Kathie Murrow served as recording secretary.

Determination of quorum

Brandon Helm and Dan Rivers verified that the quorum requirements per the governing documents had been fulfilled.

Secretary's Report and Approval of 2004 Minutes

2005:01 A motion was made and seconded to approve the minutes from the November 16, 2004 Annual Meeting. This motion passed unanimously.

President's Report

Dan Rivers reported on the first full year with The Warren Management Group. He commented that they have been very helpful with effective administrative support, educational seminars on HOA matters and with compliance with SB100. He also reported on the emphasis of covenant enforcement and the upgrading of common areas and maintenance.

Maintenance and Landscaping Committee Report

James Ramsey reported on the common area maintenance, the pond and gazebo, the recreation field and park, the trail system and entrances. He also reported on the 2005 capital improvements with the recreational field driveway, pond and gazebo repair and landscaping and entrances. The 2006 Maintenance strategy & objectives included the 1) annual maintenance contract (to include the trail system, all common areas, entrances and parks), 2) stocking the pond and 3) King's Deer image.

ACC Report

Allen Alchian who serves as chairman for the committee was introduced. The total number of projects submitted during January through November was 101, house construction approvals were 35, and houses currently under construction are 33. Allen reported on the new Design Standards and the new procedures for getting approval and reviews. He reported that The Warren Management Group will now be helping with the review process, though the final review and disposition will remain with the ACC. Specifically, WMG will 1) receive the applications, 2) conduct a preliminary review and 3) provide notification. He requested volunteers to sign up for the committee that meets twice a month at 4 pm.

Communications and Neighborhood Watch Report

Allen Alchian discussed the Kings Deer website reminding owners of the wealth of information available on the site.

Joe Blackburn and Glen Scott introduced the new chairman of the neighborhood watch committee, Janet Van Kampen. Janet discussed the neighborhood watch program and gave an update on the different blocks. A map was available showing all the lots within each lot. She also gave some safety suggestions and made handouts available to all owners.

Warren Management Group Report

Brandon Helm reported several items the Board was currently working on including the annual well reading project, review of the governance and covenant management process as well as 2006 planning.

Certificates of appreciation were given to each current board member recognizing their commitment to serving their community during 2005.

Treasurer's Report and Approval of the 2006 Budget

Mary Fortey gave a financial report and presented the proposed 2006 budget. She explained the reasons for the increase in the assessments to \$280.00 per year. This was followed by a wide-ranging discussion.

The Ballots were collected and including the proxy votes the budget was ratified by a vote of 114 FOR and 23 AGAINST.

Introduction of Candidates and Election of Board Members

The three individuals running for the three available Board positions were Rich Paul, Mark Lester and Dan Potter. Nominations from the floor were: Mary Fortey and James Van Camp. The ballots were collected and including the proxy votes, the results were as follows:

Mary Fortey	91
Mark Lester	132
Dan Potter	116
Rich Paul	50
James Van Camp Sr.	13
Allen Alchian(write in)	1

Mary Fortey, Mark Lester and Dan Potter received the highest number of votes and were therefore elected to fill the three Board vacancies in accordance with Article V.5.2 of the Bylaws.

Adjournment

With no further business to come before the membership a motion was made for adjournment. After a second, the decision was unanimous and the meeting was adjourned at 9:00 pm.

Respectfully submitted,

Approved & Adopted

Kathie Murrow
As Recording Secretary

Dan Rivers
President/Chairman