

**King's Deer Homeowner Association, Inc.
Board of Directors Meeting
Monday, January 16, 2006**

Minutes

The regular meeting of the Board of Directors of the King's Deer Homeowners Association, Inc. held at 19421 Royal Troon Drive was called to order at 4:10 pm by James Ramsey. Quorum was established. Members present were James Ramsey, Joe Blackburn, Mary Fortey, Rich Paul and Mark Lester. Bob Morgan was absent. David Lobeck and Kathie Murrow of The Warren Management Group, Inc. were also in attendance along with owners Allen Alchian and Tony Cerato. Murrow served as recording secretary.

- 1. 15-Minute Homeowner forum** – Mr. Tony Cerato spoke during this time. He was surprised that there is not a directory of homeowners. Ramsey noted that there is a directory and it is in the process of being updated before it is published again.

Mr. Cerato also was concerned about the amount of vandalism that is occurring in the association. He would like other owners to be notified of such activity via the newsletter or other means. He is reporting what he sees to the Sheriff, but has not seen anything about this in the newsletter. He asked about security measures.

Mr. Cerato asked if the Board is making any adjustments needed by SB100. The Board reported that Management is helping the Association keep on top of what is needed.

- 2. Secretary's Report:**

2006:01 Lester made a motion to approve the minutes of the November 29, 2005 Board meeting as presented. Blackburn seconded. Paul abstained. Motion carried by unanimous consent from the remaining present board members.

Dan Potter arrived and served as chair for the remainder of the meeting.

- 3. Treasurer's Report:**

Financial report as of November 30, 2005 was received and reflected the following account balances:

Checking: Operating Fund	\$36,668
Savings: Reserve Fund	\$ 9,013
CD: Reserve	\$49,897

2006:02 Potter motioned WMG gained the Board Treasurer's approval prior to exceeding the budgeted 101 hours in a given month. Lester seconded. The decision passed with unanimous consent.

A discussion was held regarding the Board's fiscal responsibilities and procedures.

2006:03 Potter motioned WMG provide all financial data-Balance Sheet and Expense Statement-with actuals through the last full month prior to the Board Meeting. Paul seconded. The decision passed with unanimous consent.

2006:04 Lester motioned to have the financial data presented at the Board Meeting be posted with the Board Meeting minutes on the web-site (www.kingsdeer.org) in the homeowner's password-protected area. Paul seconded. The decision passed with unanimous consent.

4. Manager's Report was received.

5. Committees/Reports

a. Architectural Control-Alchian

- i. Alchian recommended that the following owners be approved for the ACC committee: Allen Alchian, Bart Atkinson, Mary Fortey, Laverne Kuykendall, Larry Lawrence, Rich Paul, Paul Thompson, and Anthony Waclawski.

2006:05 Paul moved to accept this recommendation. Motion carried by unanimous consent.

- ii. Alchian asked the Board if they wanted a report each month from the ACC. The Board agreed and to include in the report approved items and problems.

- iii. Alchian asked the Board if they wanted him to pursue writing a procedure to verify completion of projects that have been approved. The Board appreciated his willingness to work on drafting and researching a procedure.

b. Neighborhood Watch – Blackburn reported no updates since the previous meeting. Van Kampen is still doing a great job.

c. Maintenance and Landscaping-Ramsey

- i. Pond status: Potter reported that the lawyer filed a lien against the golf course.
- ii. Ramsey volunteered to draft a policy on mowing and thistle removal.
- iii. Ramsey reported that he has a person lined up to finish the pond project once the ground has thawed in the spring.

2006:06 Potter made a motion to authorize Ramsey to sign a contract to get the pond project finished, contingent upon this expense does not exceed \$13,000 which is the unused portion of the funding originally budgeted for this project. Blackburn seconded. Paul & Lester abstained from voting. The decision passed with unanimous consent from the remaining present board members.

d. Covenant Enforcement-Morgan

- i. The Board requested Management to include in the Management report each month the number of 1st, 2nd and 3rd time violation letters that are sent for the previous month.

2006:07 Paul made a motion to require management to take a digital picture of all covenant violations. One copy of the picture is to be sent to the owner with the violation letter, another copy is to be filed in the owner's file. Lester seconded. The decision passed with unanimous consent.

- e. Website/Newsletter - Alchian requested participation from Board members in submitting some news articles for the next newsletter that he plans to be distributed in early March. The Board directed the committee to publish a newsletter once a quarter.
- f. Social-Potter – Dates were established for future events.
 - i. May 13 - Men’s Breakfast at the golf club – The Board will organize and advertise the breakfast in May.
 - ii. August 19 – BBQ/Picnic (developer will pay for main dish)
 - iii. August 26 – yard sale
 - iv. October – meter reading
 - v. Christmas lighting contest
 - vi. Christmas lights at the sign
- g. NEPCO – Lester volunteered to represent King’s Deer HOA at the NEPCO monthly meetings provided that these meetings (both frequency and dates) do not conflict with his previous commitments.
- h. The Board scheduled the annual meeting for Tuesday, November 14

6. Old Business

- a. New accounting procedures

2006:08 Potter motioned that this topic be tabled to a future meeting. Paul seconded. The decision passed with unanimous consent.

7. New Business

- a. 2006 Goals – tabled to future meeting
- b. Document Revision – The Board directed Management to look at the Governing Documents in regards to combining the Highlands and Classic versions together. The Board took a few minutes to discuss ideas of what they may want to add/change to the new version of the covenants. Potter made a list of items discussed.
- c. Polices for consideration – The Board discussed the Meeting Policy, Records Policy, Investment Policy, Board Member Conduct Policy, and Policy Procedure. Final consideration of these was tabled until the next meeting.
- d. Budget – Paul & Lester expressed concern about line items that are going over. Is there some way to notify owner before or after the money is spent? They recommended getting member permission for non-emergency items over a certain amount. Financials are needed on the WMG website.
- e. Mailboxes in sales office need a permanent place for storage.
- f. Maintenance and equipment – Potter reported that he is researching the possibility of getting a maintenance person and equipment for the sole use of the King’s Deer Community. He will email the specs for equipment and storage, etc to all Board members in preparation for a vote at the next meeting. Ramsey will get other maintenance proposals to compare to Potter’s recommendation.

Paul also mentioned that he thought prudent for the Board to begin considering a future “permanent” on –site HOA community building for use by the Association, Board, and ACC meetings.

8. Next Meeting: The next meeting will be on Tuesday, February 21, 2006, location to be determined.

2006:09 With no other business to come before the Board, a motion was made to adjourn the meeting at 6:56 PM. Potter motion, Ramsey seconded. The decision passed with unanimous consent.

Respectfully Submitted,

Approved & Adopted,

Kathie Murrow, Recording Secretary

Dan Potter, President