

**King's Deer Homeowner Association, Inc.  
Board of Directors Meeting  
Monday, February 27, 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 4:06 pm by Dan Potter. Quorum was established. Members present were James Ramsey, Joe Blackburn, Mary Fortey, Rich Paul and Mark Lester. Bob Morgan was absent. Brandon Helm and David Lobeck of The Warren Management Group, Inc. were also in attendance along with homeowner Allen Alchian. David Lobeck served as recording secretary.

**15-Minute Homeowner forum** – Lester presented Mr. Tony Cerato's email to the Board of Directors. Mr. Cerato's email discussed the security issues within the King's Deer community and is requesting the Board be aware that the problems are still occurring.

Mr. Cerato's email also pointed out the problem of speeding traffic in the community and the fact that it is a safety issue due to the many children who live within the community. Mr. Cerato would like the board to review this matter as well.

**1. Secretary's Report:**

A discussion was held regarding the minutes from the January 16, 2006 Board Meeting. Lester requested three (3) amendments be made to the minutes.

1. 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.
2. 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.
3. 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](http://www.kingsdeer.org)) in the homeowner's password-protected area. Paul seconded. The decision passed with unanimous consent.

**2006:10 Ramsey made a motion to approve the minutes of the January 16, 2006 Board meeting with the amendments as presented. Fortey seconded. Motion carried by unanimous consent.**

**2. Treasurer's Report:**

Financial report as of January 31, 2006 was received and reflected the following account balances:

Checking: Operating Fund	\$ 124,643.61
Savings: Reserve Fund	\$ 9,019.02
CD: Reserve	\$ 49,897.39

2006:11 Ramsey motioned to have Alchian work with Nicole from WMG to create a sufficient fee schedule that will cover all expenses the ACC incurs when working with a lot owner. The ARC will use this schedule to bill the lot owner accordingly. Alchian will present the information at the March Board Meeting. Paul seconded. The decision passed with unanimous consent.

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

4. **Committees/Reports**

a. Architectural Control-Alchian

2006:12 Paul motioned to approve the ACC to use up to \$ 100.00 for maintenance and supplies. Ramsey seconded. The decision passed with unanimous consent.

i. Alchian recommended that Tomas Haddan be appointed to the Architectural Control Committee

2006:13 The Board unanimously appointed Tomas Hadden to the ACC.

ii. ACC Chairman, Alchian, outlined an ACC initiative to expand and improve the evaluation and monitoring of new construction projects in King's Deer. As the procedures and processes become more defined, Alchian will provide more details to the directors via email.

b. Website/Newsletter

- i. Alchian reported that the renewal of the website (\$ 9.95) was just received and he would submit it to management for reimbursement.
- ii. Alchian gave a report on the meeting he had with Warren Management regarding what will be posted on the website behind a secured password. The idea is to create better communication between the Board and owners.
- iii. The March newsletter is pending due to there not being enough articles.

5. **Old Business**

a. 2006 Goals – The Board adopted the following goals for 2006:

- i. Maximizing home and community values through:
  1. Securing year-round maintenance contract to possibly include the purchase of equipment.
  2. Amending the Governing Documents
- ii. Increase Communication through:
  1. Improvements to information on the website
  2. More regular newsletter distribution
- iii. The board being more responsive and transparent to the membership through a "Meet the Directors" or similar event.

b. A discussion was held regarding the draft of the revised documents. Paul suggested a committee review the draft documents. The board agreed to have WMG create a charter for this committee.

2006:14 Paul motioned to set up a committee who can review the draft documents. Members of this committee shall include Alan Alchian, Bob Morgan, Rich Paul, and Joe Blackburn and Rich Paul will serve as chairman for this committee. Lester seconded. The decision passed with unanimous consent.

- c. Blackburn reported that he is still interested in obtaining additional information regarding the usage allowed by Owners within the King's Deer community per the water augmentation agreements. Potter recommended that Blackburn get in touch with Gary Crosby who is the paralegal to the attorney who completed the annual reporting of usage as he would be very helpful in gathering this information. The Board agreed for Blackburn to make this contact.

**6. New Business**

- a. Landscape Maintenance and equipment – Potter reported the association could contract out the maintenance work with Rodney Baker who will take care of all the maintenance needs for the association. Potter presented an explanation of costs to the board for review which included building of the garage, equipment which the association would own, and costs for labor. Mary will email the board a chart that explains the scope of work listed under this proposed maintenance contract. Ramsey will also present the other maintenance proposals to the board for review and action. Potter agreed to have all of proposal information sent via email for review so that a decision can be made possibly prior to the next Board Meeting.
- b. Landscape Ordinance – The board discussed what benefits the community and homeowners will have if a new "Landscape Ordinance" is established.

**2006:15 Potter motioned to have Alchian create a new Landscape Ordinance to present to the Board for review. Ramsey seconded. The decision passed with unanimous consent.**

- c. SB-100 Reasonable Governance Practices - The board discussed the role of SB-100 and how this will affect the new draft of governing documents. Paul proposed that all of King's Deer's Governing Documents be in accordance with Section 38-33.3-209.5 of Senate Bill 100. Further discussion and decision on this topic was tabled.


**7. Next Meeting:** The next meeting will be on Monday, March 20, 2006, at 19421 Royal Troon Drive.

**2006:16 With no other business to come before the Board, a motion was made to adjourn the meeting at 6:50 PM. The decision passed with unanimous consent.**

Respectfully Submitted,

Approved & Adopted,

  
\_\_\_\_\_  
David Lobeck, Recording Secretary

  
\_\_\_\_\_  
Dan Potter, President