

King's Deer Homeowner Association, Inc.
Board of Directors Meeting
Monday, May 15, 2006

Minutes

The regular meeting of the Board of Directors of the King's Deer Homeowners Association, Inc. held at 1218 Castlecombe Lane was called to order at 4:07 pm by Dan Potter. Quorum was established. Members present were Dan Potter, Joe Blackburn, Mary Fortey, Rich Paul, and James Ramsey. Mark Lester and Bob Morgan were absent. David Lobeck and Kathie Murrow of The Warren Management Group, Inc. were also in attendance along with homeowner Allen Alchian. Kathie Murrow served as recording secretary.

1. Secretary's Report:

2006:27 Paul made a motion to approve the minutes of the April 17, 2006 Board meeting as written. Ramsey seconded. Motion carried by unanimous consent.

2. Treasurer's Report:

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

Checking: Operating Fund	\$ 112,302.44
Savings: Reserve Fund	\$ 12,628.78
CD: Reserve	\$ 50,488.18

3. Manager's Report was received.

4. Committees/Reports

a. Architectural Control-Alchian

1. ACC Chairman, Alchian reported that the ACC has reviewed plans and is reporting that about forty (40) new homes will be constructed in the 2006 year.
2. ACC Chairman, Alchian discussed the revised fee structure and some costs that were updated within the schedule.
3. The Landscape Ordinance draft was reviewed by the Board and a draft with corrections were handed out for review.

b. Maintenance and Landscape-Ramsey

1. Noxious weeds were discussed and tabled for future discussion.
2. Maintenance Chairman, Ramsey reported the status and different phases of the pond to the Board.

2006:28 Potter motioned to allocate up to \$ 6,000.00 for the completion of the pond area to include a sprinkler system and the reseeding of native grass in that area. Blackburn seconded. The motion carried by unanimous consent.

c. Governance-Morgan

1. The Board requested to have The Warren Management Group revise the first postcard, for landscape violations, to soften the wording and extend the time frame due to the nature of the landscape process.

d. Website/Newsletter

1. The next news letter is scheduled for July.
2. The Board agreed to allow a minimum amount of advertising in the news letter.

e. Social-Potter

1. The dates for the community picnic and garage sale were discussed.

5. Old Business

- a. Potter will get a draft of the maintenance contract out for the Board to review.

* ~~b. A discussion was held regarding the proposed maintenance facility.~~

~~2006:29 Fortey motioned to adjust the scope of the maintenance garage plans, to be drafted, to include a three (3) car garage with an office and meeting room, to be constructed on Highlands Filing 5 Lot 39. The Lot will be at a cost of \$ 140,000.00 in which the developer will carry the paper on the Lot and have the terms set forth with a 3 year balloon of 8% interest and interest only monthly payments. The maintenance Facility will cost \$ 50,000.00 including any improvements, and the well/septic costs will be \$ 40,000.00, for a total not to exceed \$ 230,000.00. Formal paperwork on the note and building contract to follow. Blackburn seconded. This decision passed by unanimous consent.~~

- c. A discussion was held regarding the merge of Declarations to get a draft finalized.

6. New Business

- a. The Accounts Receivable report was discussed. The Board gave management direction to forward all outstanding accounts as of May 15, 2006 to legal counsel for action.

These accounts are as follows:

1. TD2116
2. GR20336
3. IC19625
4. RC19620
5. SL19205

- b. A discussion was held regarding the covenant issues at 18710 Archers Drive. The Board gave management direction to keep following the Covenant Management Policy process on this property if they have not complied by the July 15, 2006 extension deadline.

7. **Next Meeting:** The next meeting will be on Monday, June 19, 2006, at 19421 Royal Troon Drive.

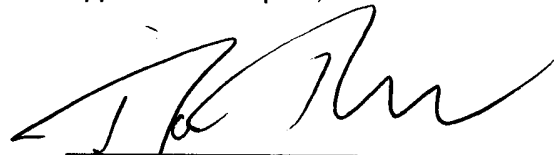
2006:30 With no other business to come before the Board, a motion was made to adjourn the meeting at 5:40 PM. The decision passed with unanimous consent.

Respectfully Submitted,

Approved & Adopted,



David Lobeck, Recording Secretary



Dan Potter, President

* Paragraph 5.b. above was struck in its entirety by the Board of Directors during the January 16, 2007 Board of Directors meeting and replaced by the following text:

- b. A discussion was held regarding the concept of a storage and maintenance facility for the Association, and locations where it might be constructed.

2006:29 Fortey motioned to modify the maintenance garage concept to include a small integrated office and meeting room. The motion passed by unanimous consent.