

King's Deer Homeowners Association, Inc.
Board of Directors Meeting
Monday, July 17, 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 4:15 pm by Dan Potter. Quorum was established. Members present were Dan Potter, Mary Fortey, Rich Paul, and Mark Lester. Allen Alchian, James Ramsey, and Joe Blackburn were absent. Brandon Helm and David Lobeck of The Warren Management Group, Inc. were also in attendance. Pat, a homeowner, was attending to observe the meeting. David Lobeck served as recording secretary.

1. Secretary's Report:

2006:39 Paul made a motion to approve the minutes of the June 19, 2006 Board meeting as written. Fortey seconded. Motion carried by unanimous consent.

2. Treasurer's Report:

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

| | |
|--------------------------|--------------|
| Checking: Operating Fund | \$ 98,759.98 |
| Savings: Reserve Fund | \$ 16,240.26 |
| CD: Reserve | \$ 50,488.18 |

3. The Manager's Report was received.

4. Committees/Reports:

a. Architectural Control-Paul

1. ACC, Paul discussed the Fee Deductions Guidelines as presented.

2006:40 Potter made a motion to approve the Fee Deductions Guidelines as drafted. Lester seconded. Motion carried by unanimous consent.

2. ACC, Paul discussed five (5) properties that the ACC was recommending the Board take action on due to non-compliance of the Governing Documents. ACC recommendations are as follows:

- a. 825 Caspian Court—A chain link fence was installed without approval.

The ACC presented that this fence is not visible, has been power coated brown and plants have been installed around the dog run area.

2006:41 The Board unanimously agreed to approve the chain link fence.

- b. 19455 Kershaw Court—Builder rotated house after approval was given by ACC. Home is under construction.

2006:42 The Board unanimously agreed to fine the builder \$500.00 for violation of code 3021.

- c. 19210 Sixpenny Lane—Unauthorized construction started after the sixty (60) day period to start new construction according to Section 13.F of the Highlands Declaration of Covenants.

2006:43 The Board unanimously agreed to impose a \$1000.00 fine and require that payment is made within thirty (30) days. In addition, notice will include an order to cease and desist until the plan is resubmitted.

- d. 540 King's Deer Point East—ACC requested the builder resubmit plans. The builder started construction without resubmitting.

2006:44 The Board unanimously agreed to fine the builder \$250.00 for being in violation of code 1025 and the builder must provide plans to the ACC.

- e. 20440 Taversham Court – Construction trash and debris throughout the Lot.

2006:45 The Board unanimously agreed to impose a \$ 250.00 fine and requested the Lot be cleaned up within fifteen (15) days.

- b. Maintenance and Landscape-Paul
 - 1. Paul discussed the letter drafted to the golf course regarding erosion issues affecting the golf course in different areas.

2006:46 The Board unanimously agreed to send the letter presented.

- c. Website/Newsletter
 - 1. Newsletter will be finalized once all articles have been submitted.

5. Old Business:

- a. A discussion was held regarding the need to repair some areas of the trail that have eroded.

2006:47 Paul made a motion to approve up to \$ 1500.00 for the purchase of Breeze for the repairs to some areas of the trail system. Fortey seconded. Motion carried by unanimous consent.

- b. Discussion regarding the maintenance facility was tabled.
- c. Merge of Declaration of Covenants will be finalized at posted on the website
- d. Special Meeting dates were discussed and will be finalized after the Declaration has been completed.
- e. Design Guidelines are still being drafted
- f. Replacement of Bob Morgan

2006:48 The Board unanimously agreed to appoint Allen Alchian to the Board in replacement of Bob Morgan. Allen will serve the remainder of Bob's elected term.

2006:49 Potter made a motion to appoint Rich Paul as Secretary. Fortey seconded. Motion carried by unanimous consent.

6. New Business:

- a. A discussion was held regarding the Lot mowing date. The Board agreed to have an article posted in the newsletter reminding owners to mow their Lots.

7. Next Meeting: The next meeting will be on Monday, August 21, 2006 at 4:00 p.m. at 19421 Royal Troon Drive.

2006:50 With no other business to come before the Board, a motion was made to adjourn the meeting at 5:41 PM. The decision passed with unanimous consent.

Respectfully Submitted,

Approved & Adopted,

David Lobeck, Recording Secretary

Dan Potter, President

Management Tasks

- Research compliance fee question for 19835 Upchurch Way
- Reserve the barn for the Special Meeting
- Mail out hearing notices
- 1st of August send out a flyer for the community BBQ

Board Members

ALL

- Finalize the Revised Governing Documents
- Post the Draft Amended Declarations on the website
- Review proposal for landscaping

Mary

- Get a copy of Plat Maps and Approved development Plan printed

Allen Alchian

- July newsletter