

King's Deer Homeowners Association Minutes
Monday, August 21, 2006

Members Present: Allen Alchian, Rich Paul, Mary Fortey, James Ramsey, Patricia Wasson

Guests: David Ito, Lela Krol, Keith Hayes, Sylvie Hirschfeld

I. Guest Presentations.

1. Lela Krol – Neighbor's play area

Ms. Krol expressed her concerns about a neighbor's play area that is concentrated between her property and her neighbor's house. Allen Alchian gave some background on the issues involved and discussed some of the physical situations at the site. After more discussion, the Board agreed to send a letter to both parties expressing the position of the Board on this matter and encouraging both parties to find a resolution that can serve them both. Allen Alchian will take the lead on drafting the letter for the Board of Directors.

2. David Ito - 645 Kings Deer Point, Appeal \$1,000 fine for unauthorized tree cutting.

Mr. Ito requested a waiver of the \$1000 fine for his unauthorized cutting of trees on the flag lot to provide a driveway access. The ACC recommended the fine as mandated in the Covenants. The BoD approved the fine at their June meeting. Mark Lester motioned to reduce the fine to \$500 due to Accordia Homes' clean record with the HOA. Mary Fortey seconded motion. Vote to reduce the David Ito fine from \$1,000 to \$500 was Ramsey, Lester, Fortey - yea and Paul, Alchian - nay. James Ramsey told Mr. Ito the \$500 fine must be paid within 10 days of August 21, 2006.

3. Sylvie Hirschfeld.- 18730 Brockenbury Court – For Sale directional signs Homeowner requested permission to place directional signs to her home which is for sale. She feels that the King's Deer rule against such signs unfairly and unreasonably restricts the signage needed to draw potential buyers to King's Deer properties that are for sale. After extensive discussion and ideas, a recommendation was made to use the Sales Office for advertising the homes in King's Deer. Mary Fortey indicated that if they the seller made up an advertising brochure and left it at the Sales Office, it would be available for walk in customers of the Sales office. The possibility of a sign at the Sales Office giving the location about all homes for sale in King's Deer would be discussed with the declarant.

II. Regular Business

4. Secretary's Report. Rich Paul

a. Paul motioned to decline the WMG offer to provide financial support. Seconded. Motion carried unanimously. Paul motioned that completion and delivery of a draft of the Board minutes to Board members within 3 business days of a

meeting, and the response from the BOD to approve and/or make first adjustments is 3 business days from their receipt of the first draft. Any changes and/or adjustments to the draft minutes are to be copied to all Board members. An Officer of the Board must approve the final minutes prior to posting on the web site. Motion was seconded and carried unanimously.

b. A second Board meeting was recommended by Alchian for Monday August 28, 2006 5:00 PM because there were so many items on this agenda. The recommendation was accepted by all attending Board members who also confirmed their availability to attend the meeting.

5. Treasurer's Report. Mary Fortey

a. Any bookkeeper/accountant/CPA hired by King's Deer needs to double check the books, confirm checks written, approve the paper trail to the chart of accounts, and perform mini-audits every month. Alchian motioned to get a complete audit of the financial records due to the recent transition of financial management from Warren Management Group to King's Deer. The motion was seconded and the Board approved unanimously. Alchian proposed that Mary find an auditor and hire a bookkeeper to do the monthly audits.

b. Financial records will be received from WMG on Tuesday, August 22, 2006 which will hopefully answer many questions the Board raised about many financial matters.

c. A Budget Meeting has been scheduled for September 25, Monday 5:00 pm in the Sales Office.

6. Office Report

a. Phone line. Mary Fortey will pursue additional phone lines for the office. Meanwhile, Pat will continue to use the Sales office phone.

b. Internet service. The Board will ask the developer if the HOA can share the Sales office internet connection to avoid purchasing a second connection. James Ramsey volunteered to buy the necessary hardware router and to hook up the HOA computer.

c. Computer. Mary reported the computer is on order and delivery is anticipated not later than next week, hopefully.

d. Laser printer. The Board was asked for support for buying a laser printer to accommodate large-volume printing requirements. The board members agreed.

e. Furniture. Mary said her office furniture is going to be moved to the Sales Office for HOA use, it includes desk and two credenzas later this week. James

Ramsey volunteered the use of his truck for moving the furniture. Other directors volunteered their time to help with the move.

7. Additional Homeowner Associations. Rich mentioned that there appears to be a desire by other homeowner associations in the area to have someone perform some of their management requirements which may include covenant enforcement and possibly financial support. This might be beneficial to the operation of our new office once we get it established in that we might be able to justify the employment of a second person to not only handle our financials, but also to contract out some HOA management expertise. The Board agreed that the immediate priority is to get our office fully functional and that in the long-term we may be able to help other HOAs while helping ourselves at the same time.

8. Committees/Reports:

- a. NEPCO report. Deferred to the August 28 Board meeting.
- b. ACC. Deferred to the August 28 Board meeting.
- c. Newsletter. Deferred to the August 28 Board meeting.

9. Covenants. Directors discussed general policies of enforcement. They suggested the guidelines on covenant violation fees be formalized. Recreational vehicle policy was discussed and the directors agreed to the following standards:

- a. The initial contact would occur after an RV (boats included) is present 4 days.
- b. The second contact would be 14 days after the first contact and it would be by certified letter the first contact was accomplished.

10. Common areas

- a. Maintenance Employee. Discussion on our maintenance employee's availability was deferred to the August 28 Board meeting.
- b. Sports Field. Directors discussed the use of the Sports Field as a practice field for team sports during the Fall. Ideas were presented about ways to reserve the field, enforcement of the reservation system, policies for use by various teams, the possibility of charging fees for reserving the field, etc. No decisions were made and the subject was deferred for further discussion at the next meeting on August 28, 2006.
- c. Trails. James reported that Rodney has been working real hard on maintaining the trail this summer but it has been a losing proposition because the rains have been washing out his work as fast as he gets them repaired. Just prior to the start of the school year, Rodney focused his effort on the trails leading to the school, and that has

left some of the more distant trails in disrepair for longer than we would prefer. Rich highlighted that the trail bridge on the east side of Archers Drive is partially washed out and presents a safety issue, not just a maintenance issue, and therefore needs priority attention.

11. Old Business.

a. Special meeting. Rich presented and encouraged all Directors to read the proposed Special Meeting Notices. These will be sent to all property owners to advise of the time and purpose of the Special Meeting for HOA members which is scheduled for September 20, 2006. Directors should read it and notify Rich and/or Allen if any changes need to be made. Pat was asked to contact the legal office to find out if we must include the proposed covenants in the notice, or if it is satisfactory to make them available for owners through the web site and at the King's Deer office at 1218 Castlecombe Lane.

b. Proposed Design Standards. These include proposed landscape standards which the Board tentatively approved in July. Rich and Allen visited every property in King's Deer to see what properties would not comply if the standards were adopted. As a result of their visit, they said that they did not concur with implementing the landscape standards as currently written. Allen said he felt they were excessive for establishing "minimum" standards of landscape. Paul, Lester and Alchian suggested, and all Board members informally agreed that the "proposed" New Minimum Landscape Standards be presented formally to the HOA at the Annual meeting in November and get the HOA's input and "nod of approval" on the new standards. It was pointed out that if the majority of the HOA did not support the new standards then enforcement of those standards would be very difficult. After considerable discussion the topic was tabled.

c. Proposed landscape fee for new construction projects. Deferred to August 28, 2006 meeting.

d. Tractor Storage Facility. Deferred to the August 28, 2006 meeting.

12. New Business

a. Annual Meeting planning. Defer to the September 18, 2006 Board meeting.

b. Annual Water meter readings. Defer to the August 28, 2006 meeting.

c. Proposed Community Center. James reported that some families have contacted him to participate in the focus group. The focus group will start work the first week of September.

Meeting adjourned at 7:49 PM