

King's Deer Homeowners Association Minutes
Monday, September 18, 2006

Board Present: James Ramsey, Allen Alchian, Rich Paul, Mary Fortey, Dan Potter, Pat Wasson

Guest Present: Erick Waggoner

I. Regular Business

A. Secretary's Report. Rich Paul no report

B. Treasurer's Report. Mary Fortey

1. Financials on website are 2 months behind, new software has been set up as of today and we have contracted with Biggs/Kofford accounting firm. They recommend an end of year audit and will check monthly until the transition from WMG to our own office is more normal. If necessary they will also make journal entries for corrections. Financials tabled until numbers can be entered in file.

C. Office Report

1. HOA phone line is not yet installed.

D. Committees/Reports

1. NEPCO - Next meeting is October 7 with Wayne Williams as guest speaker.
2. ACC - 18 New construction applications approved in 2006. One new house construction application has been received; it is the first plan that will fall under the new compliance fees.

a. 19455 Kershaw Court - Board decided that since the complainant did not respond to the HOA request for a written statement, that no action would be taken on the Builder nor any new homeowner of the property.

b. 850 Lancers Court East - Equipment is stored on property. ACC has imposed a \$50 a day per item fine to start September 28th if equipment is not removed. Board approved.

c. 1653 Kings Cross Lane - A white vinyl fence was approved in January with contingency about landscaping around fence. The ACC granted an extension to complete by the end of September upon the request of the homeowner. Nothing has been done at this time. The ACC proposes to notify the homeowner requesting removal of fence and or complete the landscaping no later than September 30. A \$100 fine per week will start October 1 if not resolved, with the possibility of a lien if the problem continues beyond November. Board approved.

d. 19719 Hunting Downs Lane - Wagon was disapproved by the ACC. If the HOA wants to take any further action it will need to be via the covenant enforcement route.

e. 540 Kings Deer Point East -Fine of \$250.00 has still not been paid. Board approved filing an intent to lien with \$250 fine plus legal fees.

f. 19834 Kershaw Court - A second letter should be mailed about the unfinished monuments at the end of the drive with a notice of possible fine by October 15 if not finished.

3. Newsletter - There will be a notice for the annual water meter readings due in October. We will include a notice requesting candidates for the Board positions. The target publication date is the end of this month.

II. Covenants

1. 18855 Archers Drive - Discussed an unapproved invisible dog fence. The problem is that the fence comes too close to the trail. The owner said the invisible fence was installed before the 50 foot rule was adopted and he had the papers to prove it. The Board accepted the owner's offer to place 2 signs near the trail to advise pedestrians that an invisible dog fence was installed. Board approved with a completion deadline of October 10.

2. 740 Lancers Court - Send a letter including the provision for short term parking and send a copy of policy. RV is not hidden well enough from the street for the Covenants.

3. 19620 Rathbone Circle - Send a letter notifying homeowner that if the boat is not removed by September 28th a fine of \$50 per day will be levied starting September 29th.

4. 18535 Wetherill - Letter to be sent letting homeowner know that if the trees are not removed by the end of the month the HOA will request our maintenance person to take them out, the homeowner will be billed and the HOA will include a fine of \$250 per tree.

5. 1005 Trumpeters - Letter to be sent letting the lot owner know that if the trees and slash are not removed by the end of the month the HOA will request our maintenance person to take care of it, the homeowner will be billed and the HOA will include a fine of \$500.

6. 19205 Sixpenny Lane - Letter to be sent to homeowner letting them know that if the trees are not removed by the end of the month the HOA will request our maintenance person to take care of it, the homeowner will be billed and the HOA will include a fine of \$500.

7. 19225 Lochmere Court - Pat will try to contact the new homeowners in person and give them a copy of the past correspondence. If it is not possible to meet with them copies of the correspondence will be mailed by certified letter.

III. Common areas -

a. Contract for Rodney's services 2007 - King's Deer will need Rodney and an assistant at least during the summer months. Pat will contact Jake Kimball asking for an independent contract between Cathedral Pines Metropolitan District and King's Deer for maintenance services.

IV. Old Business

A. Special meeting - Wednesday, September 20 - Meeting information sheets were handed out to the board members. Discussion on slide presentation.

B. Budget meeting - The meeting has been delayed to October 2, 4:00 PM.

C. Annual Water Meter Readings - Post card will be mailed out and an article will be included in the newsletter. Meter readings are due in October.

D. Design Standards manual - table until we find out if the merged covenants will be adopted.

E. The Golf Course encroachment onto homeowner's property was discussed. Mary volunteered to check into "Private property signs" for use along the golf course property. They would be available for owners to purchase from the Kings Deer HOA.

G. Discussion at the August 21 meeting about the sales office being used for private sale of homes. Declarant is OK for the sales office to be used as universal point of contact.

V. New Business

A. New Policy. Dan motioned and the Board adopted the policy that there shall be no personal property advertised for sale/for rent on any King's Deer property except on the one day each year that is designated by the Board of Directors as the community garage sale day. The board passed this motion unanimously.

Adjourn 8:10 pm