



## Board of Directors Meeting Minutes

October 16, 2006

Members Present: Dan Potter, Rich Paul, Mary Fortey, James Ramsey

Members Absent: Allen Alchian, Mark Lester

Guests Present: Susan Bann, Jim Hakala

### I. Guests

A. 745 Kings Deer Point- Susan Bann (appeal restriction on stucco color Colonial White”) - Homeowner presented reasons for using the color “Colonial White”. James motioned to grant waiver, Dan Potter seconded, Mary approved. Rich disapproved per covenant. Rich recommended tabling decision until the Board could view the plans. Original motion was retracted and the motion to table the decision for a waiver, pending review of the plans. Motion was seconded and unanimous.

B. 1653 Kings Cross Lane - vinyl fence, Homeowner present and stated that he feels he has met the requirements requested by ACC. The Board convened and physically traveled to the home owner’s property to view the landscaping performed on the site and the consensus of the Board was the work completed does not meet the requirements per the March 2006 submission and subsequent approval by the ACC. James moved to approve requiring additional trees, being a minimum of 3 feet in height when planted, and to keep the imposed fine in place. If homeowner does as instructed by November 3, 2006, the Board would consider rebating the fine. Motion was seconded and unanimous.

The specifics the homeowner is required to plant are:

1. 5 – 3 foot evergreen or 10 - 10 foot deciduous trees spaced around the existing white vinyl fence and,
2. complete the berm rendering, (including the trees, shrubbery and features that were indicated on the rendering) that the homeowner submitted on March 29, 2006.

### II. Covenant Enforcement

A. 1290 Castlecombe Lane - trespassing & ATV - Board reviewed the letter sent out. James recommended a fine if no action to repair damage is done by October 31. If the HOA has to repair the property there will be a \$250 fine plus costs to repair the damage.

B. 19858 Kershaw Court - Open Fire was observed – Board reviewed the letter that was sent and felt the letter was sufficient at this time.

### III. Secretary’s Report

A. Covenants Merger Status – Dan has scheduled an additional meeting of the HOA to further discuss the merger of the covenants to be convened on Thursday, November 2, 2006, at 7:00 pm until 9:00 pm, at the Prairie Winds elementary school.

### IV. Treasurer’s Report

- A. Bookkeeping - financials are continuing to be reviewed and transferred to the HOA’s database.
- B. 2007 Budget and Budget Meetings - proceeding as scheduled.
- C. The second budget meeting is scheduled for Monday, October 23, 2006 at 7:00 pm until 8:30 pm, at the Prairie Winds elementary school.
- D. A few responses to the first Budget meeting have been received and suggestions and input are being considered.

### V. Common areas - no report

## VI. Office Report -

A. The Executive Director requested the Board view and choose between three different letterhead stationary for the HOA. Final decision was left to the Executive Director.

B. The Covenant summary that was presented was incomplete and should include dates of activity (letters sent, responses, etc.).

C. Great Divide Water CO. Meeting on October 18 - BoD will pay for and send the Executive Director to luncheon as the HOA representative. Executive Director to file a report at the next regularly scheduled Board meeting.

## VII. Committees

A. Newsletter - The next newsletter is currently scheduled for February '07.

B. ACC-20044 Royal Troon (repetitive design) - Rich Paul informed Board of receipt of construction plans from a builder with a design that this builder has repeated at least 5 times already. ACC has disapproved the application and are waiting to hear a response from the builder. (See ACC minutes for October 12, 2006- item # 5 for specifics).

## VIII. Old Business

A. Annual Water Meter Readings - The HOA has received approximately 150 readings at this time.

## IX. New Business

A. Annual Meeting - Notice of meeting date, time and place will be mailed within 24 hours. "For the record" Meeting to be held at the Prairie Winds elementary school on Tuesday, November, 14, 2006 from 7:00 pm to 9:00 pm.

B. Director Candidates – We have four declared candidates for the four board vacancies: Charles Zink, James Ramsey, Rich Paul, and Allen Alchian.

C. The Board viewed plans for a possible future office/community center.

Meeting adjourned 6:45 PM.

**Board of Directors Meeting**  
**October 16,2006**  
**King's Deer Homeowners Association**  
**Addendum to Minutes**

**Secretary Report**

**A.** By administrative oversight, the minutes of the Oct 16, 2006 Board meeting were approved without including that the Board approved a covenant enforcement action for 19120 Royal Troon to have three (3) dead trees cut down and properly disposed of and the owner invoiced for the action and administrative costs. (See Office files- **19120 Royal Troon, filing H2 L19** for detailed history)

KD Board of Director/Secretary  
Rich Paul