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**MINUTES
ANNUAL MEETING
November 14, 2006
Prairie Winds Elementary School
Monument, Colorado**

The meeting of the King's Deer Home Owners Association was called to order at 7:00 PM at the Prairie Winds Elementary School, Monument, Colorado, by President Dan Potter.

Convene

The President announced that the meeting must adjourn at 9:00 PM and the building must be vacated, as directed by Prairie Winds Elementary School.

The meeting stood at ease for 10 minutes to allow waiting members and proxies who had not yet registered time to do so.

Stand at Ease

The President called the meeting back to order.

Back to Order

The President introduced MaryAnne Tebedo, Registered Professional Parliamentarian, Board Members James Ramsey, Mary Fortey, Rich Paul, Allen Alchian, and Patricia Wasson, Executive Director and Rodney Blake, Maintenance. Director Mark Lester was not present.

Introductions

The President appointed the Chairmen of Meeting Committees:

Committee Appointments

Credentials Committee Bob Bimm

Rules Committee Allen Alchian

Teller Committee David Hamilton-Smith

Timer imbeded in Power Point.

Mary Fortey presented notice that Minutes of the 2005 Annual Meeting were published on the Association web page. The Minutes stood approved as published on the Association web page.

Minutes of 2005 Annual Meeting

The President announced that the initiatives to merge the Classic and Highlands covenants and to adopt a new minimum landscape standard have been suspended due to considerable community opposition. The current Board of Directors is making no plans for future work on the initiatives.

Mergers Initiatives

Mary Fortey and Kirk Kofford of Biggs/Kofford, gave the report on the budget process. Copies of the balanced budget were available at the meeting. Mary stated that the Board of Directors hosted two community meeting for the members to discuss the 2007 budget. They reported that comments from those meetings were helpful to the directors as they prepared the final balanced 2007 budget.

Budget Report

Members were recognized for questions on the budget:

Member Questions

Q. Why the need to add \$20.00 to annual assessment if the budget was reduced by \$3200.00?
A. Kofford stated that the previous budget documents were not balanced, that some of the increase is needed to build the Reserves account.

Q. Why the difference between the cost of storage rental between 2006 and 2007?
A. Mary stated that the HOA rented the area for a portion of 2006 whereas the 2007 budget reflects a full year of storage rental.

Q. Why the budget differences for HOA Director mileage compensation and insurance?
A. The original budget was for \$60,000 and is now \$45,600. The difference in expenses was

between hiring Warren Management Group and hiring our own employee as an Executive Director.

Q. Mr. Leonard Rieth, Attorney at Law, is present at the head table. Is he an attorney for the HOA or for Dan Potter?

A. Mr. Steve Lebel is the HOA attorney. His fee is paid by the HOA funds. Mr. Lebel's services are primarily used for collection of assessments. Mr. Rieth was present at this meeting as Dan Potter's attorney.

James Ramsey gave the Report of the Community Focus Group and the Common Area Maintenance activities this year. The Focus Group was well represented by a cross-section of the community. The group discussed a variety of ways to improve the community. It was emphasized that the Focus Group was not related to nor did it discuss the proposed merged covenants. In the future, the Board of Directors would likely rely more on the focus groups to gauge community interest and desires. Member participation in future groups was encouraged as a way to be involved with the direction of the community.

Community Focus Group-

It was reported that the Community had never looked better. This year the common areas were mowed several times due to unexpected heavy rainfall. The pond had been cleaned and a liner installed so there will be a minimal loss of water. Since contract maintenance is very costly, the HOA contracted with Cathedral Pines for use of maintenance person, Rodney Baker.

Common Area Maintenance Report

Mr. Baker was recognized and commented that with the equipment purchased by King's Deer this year it had been possible to mow common areas and grade the trail system several times. There are still areas of repair but they would be repaired. It was reported that Mr. Baker is also saving the HOA money on light posts repair and/or replacement, plus other maintenance items.

Allen Alchian reported for the Architectural Control Committee, including a report on water meter readings. New construction has slowed substantially from last year. The committee assumes that next year will probably be the same with 19 new constructions. The ACC meets semi-monthly except in November and December. Presently there are 10 volunteers making sure all projects are accomplished in accordance with King's Deer Standards. Allen thanked all the volunteers for the many hours they contribute each month to ensuring compliance with the King's Deer architectural standards.

Architectural Control Committee Report

October 31 was the deadline for reporting water reading. The HOA is still missing about ¼ of the required reports. A reminder letter has been sent to those owners. The state limits usage per property to 135,000 per year in Highlands and 125,000 gallons per year in Classic. Meter readings received this year indicate the average consumption is about 15% above the allowed maximum, and some properties are considerably higher. The Board of Directors has approved mailing the report to the state identifying the non-reporting properties. Also, a certified letter will be sent to each well owner who is not responding to the annual meter reading requirement indicating that failure to respond will result in a fine action.

Water Meter Readings

The President declared a five minute recess to accommodate individual members' requests to have time to revoke their proxies.

Recess

The Chair called the meeting back to order.

Back to Order

The Chair recognized Bob Bimm for Credential Committee Report. 227 lots were represented either in person or by proxy as of 8:00 PM. On behalf of the Committee, Bob moved the adoption of the Credential Committee Report. The motion was adopted. The Credential Report was adopted.

Credential Report

The Chair recognized Allen Alchian for Rules Committee Report. On behalf of the Committee, Allen moved the adoption of the Rules as distributed to the members at registration. The motion was adopted by a 2/3 standing vote. The Rules were adopted.	Rules Report
The Chair recognized Rich Paul for nomination of persons who had previously informed the HOA of their desire to be nominated for director. On their behalf, Rich nominated Charles Zink, David Christensen, Steve Balog, Allen Alchian, Rich Paul. From the floor, Corrine Solano, Carol Hattrup and Dan Rivers were nominated.	Nominations for Directors
After seeking further nominations and there being no further nominations, the Chair declared nominations closed.	
Candidates were allowed time as determined by the Rules to present and take questions.	
The Chair recognized David Hamilton-Smith to present voting and ballot procedures to the members.	Voting Instructions
The Chair instructed on the location of the ballot box, that all members mark their ballot and deposit into the box, that after 15 minutes had passed, the polls would be declared closed, no further ballots accepted, and the Tellers instructed to begin counting the ballots.	
The Chair declared the meeting stand in recess while ballots were being counted. The meeting will reconvene when the Teller Committee is prepared to report.	Recess
The Chair asked members for discussion during the recess.	Open Discussion
During open discussion, the 9:00 PM time for adjournment arrived. The Chair recognized Tom Van Camp for a motion.	9:00 PM
It was moved and seconded that when the meeting adjourns it adjourn to the Prairie Winds Elementary School, January 9, 2007, 7 PM. By voice vote, the motion was defeated.	
As the time for adjournment had arrived, the Chair declared the meeting adjourned.	Adjournment

/ signed /

December 13, 2006

Secretary
King's Deer Homeowners Association

Date

Approved: November 13, 2007

/ signed /

/ signed /

President, King's Deer Board of Directors

Secretary, King's Deer Board of Directors