



King's Deer Board of Directors Minutes

January 16, 2007

Members Present: James Ramsey, Rich Paul, Mary Fortey, Steve Balog, Allen Alchian (President)

Members Absent: Dan Potter

Guests Present: Carol Hatstrup, Corrine Solano, Julie Imada (TriLakes Tribune)

The meeting was called to order at 4:07 PM.

I. **Approval of Board Minutes of December 18, 2006.**

A. Paul made a motion for correction to paragraph VII Reports Section H item 8. The date for imposing the late fee is incorrect. It should read "The board voted that any payments not received by January 10, 2007 were deemed to be late and would receive the late fee charge of \$35. Motion was seconded and carried unanimously.

B. Minutes, as revised, were approved.

II. **Old Business.**

A. **Special Meeting Request.** The question of a Special Meeting received in a membership petition from November 2006 is awaiting our legal council to complete the review of the request.

III. **Officer Reports.**

A. **Secretary's Report.**

1. **Document Destruction.** Upon advice from the HOA's legal council, the required 30-day retention period for the ballot/proxies of September 20, 2006 Covert Merger Meeting had expired and they will be disposed of this evening during the Community Open Discussion meeting. The November 14th Annual Meeting Board of Directors proxies/ballots required 30-day retention period had also expired. Attending guest, Carol Hatstrup stated that she had submitted a written request to review the November 14, 2006 ballot/ proxies of the Board of Directors election opposed the shredding those items. In light of Ms. Hatstrup's statement, President Alchian ordered that the November Ballots/ proxies not be destroyed until such time that the request could be verified and acted upon.

2. **Correction of May 15, 2006 minutes.** Paul referenced the May 15, 2006 Board of Directors meeting minutes. He noted that the published and approved minutes contain a significant error of fact. Specifically, paragraph 5.b. of the May 15, 2006 Board minutes currently read as follows:

b. A discussion was held regarding the proposed maintenance facility.

2006.29 *Fortey motioned to adjust the scope of the maintenance garage plans, to be drafted, to include a three (3) car garage with an office and meeting room, to be constructed on Highlands filing 5 Lot 39. The lot will be at a cost of \$ 140,000.00 in which the developer will carry the paper on the Lot and have the terms set forth with a 3 year balloon of 8% interest and interest only monthly payments. The maintenance Facility will cost \$50,000.00 including any improvement, and the well/septic costs will be*

\$40,000.00, for a total not to exceed \$230,000.00. Formal paperwork on the note and building contract to follow. Blackburn seconded. This decision passed by unanimous consent.

Paul made a motion to strike the entire paragraph 5.b from the May 15, 2006 minutes and replace it with the following, which accurately reflects the actions of the Board at that meeting:

b. A discussion was held regarding the concept of a storage and maintenance facility for the Association, and locations where it might be constructed.

2006:29 Fortey motioned to modify the maintenance garage concept to include a small integrated office and meeting room. The motion passed by unanimous consent.

The motion by Paul was seconded and passed, with Balog abstaining.

B. Treasurer's Report.

1. **Annual Assessments.** 301 have been received and recorded and approximately 30 are still outstanding, but the office continues to receive 2 to 3 a day.
2. **Financial Report.** Fortey stated that the financials for December and the end of year statement would be delayed until the audit is done.

IV. Director and Committee Reports.

A. ACC Report.

1. **Project Status.** ACC Chair Paul stated that at the January 11, 2007 ACC meeting the ACC closed out 14 new construction projects from 2006. Annual Summary: one new home project has been approved and 2 are pending for 2007.
2. **Design Standards Review.** In light of the Board's decision in the December 18, 2006 Board of Directors meeting to allow predominately white houses to be built in King's Deer, the ACC committee felt it was time to accomplish a complete review of the Design Standards for inconsistencies, obsolete, and ambiguous wording as well as any necessary clarification or modification to existing standards. The ACC committee will present a potential list of suggested changes to the Board of Directors at a future board meeting with the recommendations that the Board review the suggestions, make any adjustments they deem necessary and present it to the HOA for further input and discussion before final adoption.

B. Common Area. Ramsey reported a downed light pole at Royal Troon and White Cliff was a result of the county snow plowing.

C. Newsletter. The deadline for articles for the next *Kronicles* is January 26.

D. NEPCO. Our NEPCO representative, Diane Boggs, and Allen Alchian attended the January 13 meeting which focused on water issues in the TriLakes area. The next NEPCO meeting will discuss Covenant Issues.

V. Office Report

