



**Board of Directors Meeting Minutes
December 20, 2007**

Members Present: Marshall Boss (Covenants), Dick Robertson (Water Conservation), Allen Alchian (President), Penny Dyer (Financials), Rich Paul (Architectural Control Committee), Mike Abplanalp (Secretary & Common Areas), Dan Rivers (Vice President)

Guests Present: Dixie Schull, Steve Boggs, Bev Giltner, Mike Davidson (Tribune)

I. **Adopt meeting agenda.** Paul moved to adopt as presented; Boss seconded motion. Approved unanimously.

II. **November 14, 2007 Meeting Minutes** were approved by email on November 11, 2007.

III. **Guest Presentations**

A. **Bev Giltner (19385 Queens Crescent).** Ms. Giltner expressed concerns about a lack of guidance from the Board regarding signs in King's Deer. She suggested the Board define what sort of signs are allowed, when, and who can put them up.

B. **Steve Boggs (19050 Archers).** Mr. Boggs addressed the draft records access policy and suggested that the directors should be subject to the policy like other members of the King's Deer community, allowing exceptions to copying fees if the director is obtaining a copy as a part of their duty as a director; he also suggested that the policy give example of what is meant by "proper purpose" with regards to a member's request to review Association documents. He also expressed the opinion that Directors should be governed by the same rules of access to records as the rest of the HOA unless the records review is directly related to the Directors performance of their normal duties. Boggs then cited recent changes in real estate documentation requirements which require that the Association must be more responsive to the needs of the membership who are trying to sell their properties.

IV. **Officers Report**

A. **Vice President**

1. **Governing Documents.** HOA Attorney Jack Scheuerman has not been able to give needed time to complete the needed changes for the corporate documents. He expects to have the changes identified by mid-January.
2. **Cafiero Agreement.** Rivers moved that the Agreement between the Board and the homeowner be approved and that he be allowed to sign for the Board. Abplanalp seconded motion. Approved with five in favor, Paul and Boss against. Alchian requested that Rivers write a newsletter article about this agreement so the membership will be aware of the action by Cafiero.

B. **Secretary**

1. **Policies and Procedures.** Abplanalp stated that the policies and procedures book is currently empty and directors need to get busy.

- a. **Documents and Records Access Policy.** Alchian commented that the draft policy was reviewed by HOA attorney, Scheuerman, and that his comments have been incorporated into the version. Regarding concerns expressed by Boggs, the current version of the policy provides that directors are subject to the same restrictions as other Association members, as Boggs suggested. Alchian proposed that the policy not include the records request form so that the policy won't have to be amended if the form needs updating. Robertson moved to approve policy with the form removed from the policy document. Rivers seconded. Motion carried unanimously.
 - b. **Signage Policy.** Rivers moved to approve the current drafted policy and for it to be posted on the web site with a note soliciting member comments for consideration by the Board at the next Board meeting. Robertson seconded the motion. Motion was approved with six in favor and Dyer abstaining.
 - c. **Covenant Enforcement Policy.** Robertson moved to approve the current drafted policy and for it to be posted on the web site with a note soliciting member comments for consideration by the Board at the next Board meeting. Abplanalp seconded. Approved with six votes in favor and Paul abstaining.
 - d. **Financial Delinquency Policy.** Robertson moved to approve the proposed policy for the 2008 annual assessment. Paul seconded. Approved unanimously.
2. **Newsletter:** The Board agreed to try to get a newsletter published by the end of January. Alchian identified some suggested articles and asked that they be completed by January 20.
 3. **Date of 2008 Annual Meeting.** Robertson recommended the 2008 Annual Meeting be on Thursday, November 6, 2008 to avoid conflicts with Election Day (Nov. 4) and Veteran's Day (Nov 11). The Board agreed; Abplanalp will check with Tri-Lakes United Methodist about availability of the Church.

C. Treasurer

1. **November Financial Report.** Dyer distributed the November 2008 financials.
2. **2008 Annual Assessment.** Sixty-one assessments have received as of this time.

V. Director's Reports

- A. **Common Areas.** Abplanalp will be checking drainage under the dam by the gazebo and will re-evaluate the need for mowing common areas. Rivers asked about street light maintenance. Abplanalp stated that there are currently five lights out and those have been identified to MVEA for maintenance.
- B. **Covenant Enforcement**
 1. **Covenant Violation Report.** Boss stated that the Covenant Enforcement Oversight Committee wants to write an article for the newsletter to help homeowners be more aware of rules, such as snow fences, and parking. Boss commended Dixie Schull contributing considerable time and effort to cleaning up the format of the Covenant Violation Report and helping to keep it updated.

2. **Water Reading Delinquencies.** Robertson reported that the water consumptions-per lot is lower this year compared to last year's meter readings. Paul summarized the action of the Board in executive session during which five property owners who failed to report their meter reading were reviewed; the Board agreed to send on December 21 a third and final notice (by certified mail) to each of the five delinquent owners, and give them until January 11, 2008 to submit their meter report or be fined \$100 plus \$100.00 per week thereafter until the meter reading is received.

C. Architectural Control Committee.

1. The ACC Report was circulated and reviewed.
2. Paul requested that the Board revisit the proposed Design Standards that were presented by the ACC last summer to the Board. Concerns were expressed by some board members that addressing a wholesale revision of the Design Standards at this time could cause confusion for some association members in regards to the pending action to fix our governing documents which we expect to pursue in early 2008. Paul stressed that there were some urgently needed modifications to the existing Design Standards; it was suggested that changes that are urgently needed be handled as amendments to the existing Design Standards.

D. Executive Director. Wasson reviewed the closure dates for the office for the remainder of December and in January 2008.

E. 2008 Garage Sale. Boss suggested the 2008 Garage Sale be two times this year and include both days of a weekend; he recommended May 17-18, and August 16-17. By consensus, the Board approved those dates.

Next Board meeting Tuesday, January 15th. The start time will be 5 PM unless delayed by hearings.

Boss moved to adjourn at 9:54 PM. Rivers seconded. Motion approved unanimously.

Attachments

1. 2008 Annual Assessment Delinquency Policy
2. November Financial Report
3. ACC Report
4. Office Report

Approved by the Board of Directors on January 8, 2008.

/ signed /

President, Board of Directors

/ signed /

Secretary, Board of Directors