



Board of Directors Minutes

March 18, 2008

Members Present: Dan Rivers (Vice President), Rich Paul (ACC), Allen Alchian (President), Mike Abplanalp (Secretary), Marshall Boss (Covenant Enforcement), Penny Dyer (Assistant Treasurer), Dick Robertson (Director at Large)

Guests Present: Roderick and Leslie Bernsen, Richard Perez.

Meeting called to order at 5:05 PM

I. The meeting agenda was adopted and the Board noted that the February 19, 2008 Board of Directors meeting minutes were previously approved by the Board by email.

II. Guest Presentations

- A. Roderick Bernsen (1433 Castlecombe Lane)** requested the Board enforce the existing covenants regarding the outdoor parking of a vehicle at a neighboring property. He presented photographs to support his concerns. After discussions, Abplanalp moved to approve a parking violation letter to the homeowner. Motion was seconded and approved unanimously.
- B.** The Board adjourned to Executive Session to discuss an owner's request for the Board to waive a late fee on their delinquent annual assessment payment. The Board denied the late fee waiver for February but agreed to not impose the late fee for March if the full amount due to the HOA was received from the owner before the end of March.
- C. Richard Perez (20432 Hunting Downs Way)** expressed concern over the amount of traffic on his street as a result of the many activities at TriLakes United Methodist Church. He cited a traffic study conducted before the church was approved by the county and said that the parameters for the study did not accurately reflect the current situation; traffic far exceeds what is reflected in the study. He stated speeding on Hunting Downs Way and Royal Troon is a problem and no speed limit sign is posted on Royal Troon at the entrance to King's Deer from County Line Road. After further discussion, Robertson agreed to contact the county to discuss the issue of traffic count and to request installation of speed limit signs. Abplanalp suggested that Perez contact the Church to request they put up signs at the exit of their parking lot reminding drivers they are in a residential area.

III. Officers' Report

A. Vice President

- 1. Governing Documents.** Rivers said that the HOA attorney confirmed that King's Deer can do an election by mail ballot. We are projecting possibly a five month period from when we mail the ballots out until when we close the election.
- 2. Cafiero Highlands Mailbox Amendment Status.** Rivers reported the Highlands mailbox is now installed at 540 Kings Deer Point. The Board agreed to not have two separate amendment documents circulating to the membership simultaneously, and therefore to have Cafiero delay sending out his mailbox amendment proposal until the current Governing Documents amendment initiative is completed.

B. Secretary

1. Policies and Procedures

- a. **Addendum 2 to Design Standards.** This is posted on the web site for owner comment. A decision on it will be made at the April 15 Board meeting.
 - b. **Parking Policy.** Boss circulated to directors the resident's comments about outdoor parking in King's Deer. He recommended that the Board members take time to read the information. He also circulated a proposed policy produced by the Covenant Enforcement Oversight Committee. The Board deferred a decision on this topic to allow more time to evaluate the comments and proposal.
2. **Newsletter.** Alchian reminded directors that articles for the April newsletter should be completed by the weekend of April 13. Topics for articles were discussed.

C. Treasurer

1. February 2008 financial report

- a. Dyer reviewed current account balances:
 - business savings account \$165,676.40
 - checking account: \$25,097.93
 - compliance fee account: \$57,300.00
 - CD reserve account: \$31,384.00
 - b. Dyer moved to place the total 2008 reserve fund allocation—\$11,287—into the reserve fund now rather than allocate it fractionally each month throughout the year. Seconded and approved unanimously. Dyer recommended that the reserve funds be placed in a 9 month CD for 4.85%. The directors agreed by unanimous consent.
 - c. Paul moved to have some of our savings funds, an amount to be recommended by the treasurer, put into a short term, interest bearing CD since it will not all be needed in the next three months. Motion seconded and approved unanimously.
2. **2008 Annual Assessments.** Wasson reported there are still 11 unpaid assessments plus three that did not pay the full amount owed, making a total of 14 delinquent 2008 assessments. Late fees and interest continue to accrue for each of these.

IV. Directors' Reports

A. Common Areas

1. Pre-emergent on entrances and trails will be applied within the next 2 weeks. Lights at both entrances were out because of broken wires and they are being handled.
2. Abplanalp will request declarant remove their signs that are no longer relevant.
3. Individual lot mowing should be done by June 24. There will be a reminder in the April newsletter asking homeowners to mow between the roads and trails.

B. Covenant Enforcement

1. Boss mentioned that there may be two hearings at the April meeting, both related to unfinished ACC projects.
2. Paul questioned if open house signs can be left displayed when nobody is present at the house that is supposedly "open." After some discussion, the directors agreed that if the house is locked, it is not an "open house" regardless of how quickly the owner or realtor can come to open it upon request. Therefore, open house signs in these situations are a violation of the Signage Policy.

C. Architectural Control Committee

1. **Project issues.** Paul stated that we have 62 active projects on file, with no new home constructions this year.
2. **2131 Trenholme.** The Board considered a request by the owner to extend their landscape project deadline to the end of August, 2008. The Board agreed by unanimous consent.

D. Executive Director

1. **CAI Meeting.** The April 8 meeting will be a seminar on handling neighbor disagreements, and therefore attendance could be useful for King's Deer. The directors unanimously agreed and approved Wasson's attendance. The office will therefore be closed 10:45 AM until about 2 PM, April 8, 2008.
2. The Board approved purchase of a digital audio recorder for meetings, which is only to be used to ensure accuracy of meeting minutes; recordings will be erased upon approval of the minutes.

V. Committee Reports

- A. **Water Conservation Committee.** In late February we received a letter (dated Feb 21, 2008) from the Office of the State Engineer citing concerns that several King's Deer owners were exceeding their annual water allocations. Alchian wrote a cover letter and forwarded the State Engineer's letter to each of the offending property owners.

Meeting adjourned at 7:37PM. Next meeting: Tuesday, April 15, 2008, 5 PM, Woodmoor Barn basement.

Attachments:

1. February Financial Report
2. Covenant Enforcement Summary
3. ACC Report
4. Two letters from the State Engineer dated Feb. 21, 2008

Approved by King's Deer Board of Directors on March 23, 2008.

/ signed /

President, Board of Directors

/ signed /

Secretary, Board of Directors