



**Board of Directors Minutes**  
June 17, 2008

Members Present: Dick Robertson (member at large), Penny Dyer (assistant treasurer), Marshall Boss (Covenants), Rich Paul (Architectural Control Committee), Mike Abplanalp (Maintenance & Secretary), Allen Alchian (President), Dan Rivers (Vice President)

Guests Present: Tony Winslow

Meeting was called to order at 5:45 PM.

I. Officers' Report

A. Vice President

1. Governing Documents

a. Tally Teller Committee. Voting ends June 30, 2008. Board members suggested several individuals for serving on the Tally Teller Committee to count votes and requested that they be contacted to get the committee organized.

2. Mailbox Amendment to King's Deer Subdivision Covenants.

a. Robertson moved to get a legal review by the HOA attorney of the proposed amendment to the King's Deer Subdivision Covenants. Motion was seconded. Paul then moved to amend the Robertson's motion to require a legal review of whatever Mr. Cafiero submits as his final version of his proposed covenants amendment. Paul's amendment was seconded and passed unanimously. The Board then voted unanimously to approve Robertson's motion as amended.

b. Rivers will continue working with Cafiero on the final wording on the proposed ballot and cover letters. Rivers proposed that the Date of Record for voting on the amendment to be close of business June 27, 2008. The voting period will be from July 1, 2008 to September 1, 2008, and the voters will return all ballots to the HOA office for collection and counting.

B. Secretary

1. Newsletter articles are due no later than July 15 - Rivers is to encourage Cafiero to write an article on the requested mailbox change to the Classic covenants.

C. Treasurer

1. May 2008 Financial Report.

Cash and equivalents: \$213,036.04 (includes \$54,800 compliance fee)

Operating cash : \$158,235.50

Reserves: \$43,614.65

Receivables: \$4,572.00 (some unpaid dues and assessments)

Maintenance expenses through the end of May: \$ 7,313.08

2. 2008 Audit. Rivers moved to request a bid from BiggsKofford to do the 2008 audit. Motion seconded and approved unanimously.
3. Three-month CD. Maturity date is 6/19/2008 for \$110,000. Paul moved to approve a \$50,000 rollover into an additional 90 day CD. Motion seconded and approved unanimously.
4. 2009 Budget. Penny Dyer will chair a committee to formulate an initial 2009 budget proposal, and will present initial 2009 budget recommendations at the July 15, 2008 Board meeting.

## II. Directors' Reports

### A. Common Areas

1. Pond is algae free but there is some type of floral growth, Abplanalp will do some research on it to determine how to deal with it.
2. The common areas will start being mowed this week. Monuments are being mowed, weeds pulled and will make sure to include King's Deer Point.
3. Playground equipment. Abplanalp received no bids on refurbishing the playground equipment. He will contact a volunteer group at the church for possible workers, and consider including this work with another larger project.
4. Stucco Wall along Hwy 105. Abplanalp recommended painting the wall every couple of years.
5. Streetlight Repair.
  - a. Abplanalp recommended the damaged light poles be placed in the original positions because El Paso DOT will not approve any other location for placement of stop signs. If we move the lights separate galvanized stop sign poles will be inserted by DOT. Abplanalp motioned to replace the five damaged street lights in their original position. Motion was seconded. The vote was 4 yes's and 3 no's with Paul, Robertson and Alchian voting no.
  - b. Alchian suggested the streetlight at Bardsley be repaired to straighten it, and a missing streetlight at Royal Troon and King's Deer Point be replaced. Robertson moved to approve placement of both streetlights. Motion seconded and approved unanimously.

### B. Covenant Enforcement

1. Covenant Violation Report. Alchian summarized the status of active violations.
2. CEOC Meeting Report. Boss reported the CEOC met and discussed the active violations and requested that Wasson monitor the landscape process on properties that have not met the minimum standards.

3. Vehicle Parking. Robertson moved to approve the resolution adopting the Vehicle Parking Policy. Motion seconded and approved unanimously.
4. Revised RV Policy. The Board noted that they approved a revision to the *RV Use Standards* on May 27, 2008. The revision expands the definition of an “RV” and now includes the term watercraft in the definition.
5. Lot Mowing. Alchian reminded the Board that the deadline for mowing properties is Tuesday, June 24, 2008 and first notices would be mailed to those Owners who have not complied by the deadline.
6. Signage Policy. Wasson was directed by the Board to fully enforce the signage policy.

C. Architectural Control Committee

1. Projects. Paul stated that there are currently 40 active projects. There are still no new home construction projects approved in 2008.
2. ACC Membership. Paul recommended the Board remove Bart Atkinson and Tom Haddan as active members of the ACC due to their inability to attend meetings. Boss moved to approve. Seconded and approved with six in favor and Paul abstaining.
3. Landscape Guide. Rivers moved to approve the Landscape Guide. Motion seconded and approved unanimously.
4. King’s Deer Entry Sign Proposal. Paul developed an initial proposal for permanent “Welcome / Community Events / Information” signs to be installed at the entrances to King’s Deer. Robertson recommended exploring the financial aspects of the proposal. Paul said he would continue gathering information on price and possible locations.
5. Design Standards. The process of redrafting the Design Standards is still being worked and a proposed document will be ready shortly for the Board to review.

D. Executive Director

1. Office Closure Dates: Thursday and Friday, June 26–27; Friday, July 4; Friday, July 11; Thursday through Monday, July 17, 18 and 21.
2. Television Production. 19215 Sixpenny Lane has been chosen for the “Trading Spaces” TV show; taping will be June 25, 26, and 27.
3. Snow Fences. Approvals for the use of manufactured snow fences on properties are only good for five years from the date of approval. Owners are expected to locate the manufactured snow fences to their optimal positions during this time and then plant “living” snow fences to replace the manufactured snow fences before the end of the five-year approval period. Reminder letters were mailed to four owners who have had snow fence approvals for five years and no living snow fences appear to have been installed to date.

4. Notice of Hearing letters were mailed to four owners of five properties for non-payment of their annual assessment. One Notice of Hearing letter was mailed for an unfinished, ACC-approved project.

### III. Other Business

- A. Director Resignation. Marshall Boss submitted his resignation from the Board of Directors, citing conflicting priorities for his limited available time. Alchian accepted the resignation effective at the end of the Board meeting, June 17, 2008. Boss's contributions were cited, which included contributions to establishing the Covenant Enforcement Oversight Committee, developing documentation of the covenant enforcement process, and spearheading the efforts that lead to the drafting and implementation of the new King's Deer Parking Policy.
- B. Director Appointment. After some discussion among the Board members, the Board agreed to take action as authorized by Section VI. Board of Directors: Selection, Term of Office of the King's Deer Bylaws. Referencing Subsection VI.3 Resignation, Robertson moved to appoint King's Deer homeowner Tony Winslow to the balance of the term vacated by Boss. Motion seconded and approved unanimously.
- C. Tally Teller Chairman Appointment. Alchian moved to appoint Boss, chairman of the Tally Teller Committee for the upcoming conclusion of the Ballot initiative ending June 30 2008. Seconded and approved unanimously.

Paul moved to adjourn. Motion seconded and approved unanimously at 8:25 PM.

Next meeting: Tuesday, July 15, 2008, 5 PM, Woodmoor Barn.

#### Attachments:

1. ACC Report
2. May Financials
3. Policy on Vehicle Parking Restrictions
4. Rules on RV Parking and Use

Minutes approved by the Board of Directors on June 25, 2008.

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*Allen Alchian, President*

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*Tony Winslow, Secretary*