



**Board of Directors Minutes**  
July 15, 2008

Members Present: Rich Paul (ACC), Mike Abplanalp (Common Area Maintenance), Allen Alchian (President), Tony Winslow (Secretary), Penny Dyer (Covenants and Assistant Treasurer)

Members Absent: Dan Rivers (Vice President), Dick Robertson (Director)

Meeting called to order 5:15PM

June 17 Board minutes were reviewed and approved by email on June 25, 2008.

I. Officers' Reports

A. Vice President (Alchian reported for Rivers)

1. Governing Documents. The vote to amend the Bylaws and the Articles of Incorporation concluded June 30, 2008. A total of 261 votes were cast which exceeded the required 160 votes necessary to establish a quorum of member participation. The Tally Teller Committee consisted of King's Deer community volunteers: John Witsken (chairman), Ed Vanderhorst, Cindy Fenton, Al Walters, Dennis and Nancee Delhousay. Only the committee members had access to the ballots; they unsealed the ballot box, counted the votes, recorded the results and re-sealed the ballot box. The votes were counted the evening of July 2, 2008 and the results were certified by the Board Secretary, Tony Winslow on July 3, 2008. The results are:

Ballot Question 1 (Resolve inconsistencies between the Articles of Incorporation and the Bylaws): YES: 243 NO: 14 Passed

Ballot Question 2 (Eliminate text in the Articles of Incorporation related to the right of the declarant to appoint and remove members of the board of directors during the period of declarant control.) YES: 251 NO: 8 Passed

Ballot Question 3 (Change the name of the homeowners association to King's Deer Homeowners Association) YES: 249 NO: 10 Passed

2. Highlands Mailbox Amendment - Mr. Cafiero has distributed the documents to King's Deer Classic owners for his proposed amendment to the Classic covenants.

B. Secretary

1. Newsletter. The newsletter is nearing completion. Publication is anticipated for later in this week. Alchian and Winslow talked to the HOA attorney about having the newsletter be an official form of communication from the Association to the membership. That is possible provided the membership is informed of that role of the newsletter. Alchian will draft a resolution for the Board to consider at a later meeting.
2. NEPCO. Winslow volunteered to be the Association NEPCO representative. Alchian stated that the presentation was about proposed drilling on Mt Herman and concerns about gas pockets and water protection
4. Annual Minutes. Annual meeting minutes were approved in draft form and posted on the website, board of directors page, members will approve them at the annual meeting.

C. Treasurer

1. Cash and equivalents: \$192,888.12 (includes \$54,800 compliance fee)  
Operating cash : \$158,235.50  
Reserves: \$43,790.60  
Receivables: \$4,385.50 (some unpaid dues and assessments)  
Maintenance expenses through the end of May: \$ 15,601.77
2. 2009 Budget. Paul presented a preliminary draft 2009 budget for Board review.

IV. Directors' Reports

A. Common Areas

1. Abplanalp has a contractor bidding for a repair and paint to the wall along Hwy 105, bridges and playground equipment. Common area mowing is progressing; the volleyball net will be in place by the weekend. Sprinklers at the north entrances had some problems but are now repaired and the watering is being accomplished again.
2. Streetlight Repairs. Replacement streetlights are on order and due in later in the month; they should be finished in August.
3. Abplanalp suggested improving the trail from the parking lot to the playground area by lining the edges with timbers and adding breeze. The Board agreed to delay a decision of this and other unbudgeted items until October when the impact of the year's maintenance expenses will be more evident.

B. Covenant Enforcement

1. The Declarant notified the HOA in writing that they have exercised their declarant rights this year to waive mowing of their properties and properties owned by their assigns. The HOA responded with a letter requesting reconsideration of that decision, stressing the contribution that mowing makes to fire mitigation for the community.
2. Five first notices, one second notice, and three hearing notices have been sent. These violations are mostly for incomplete projects or work performed without ACC approval. Hearings are scheduled for July 29, 2008

C. Architectural Control Committee

1. Project issues. Paul summarized the ACC activities and active projects. Report attached.

D. Executive Director

1. The office will be closed Friday, July 18.
2. As of today there are 25 lots still unmowed, plus the declarants lots in the north section of King's Deer. Owners of lots not mowed by July 20, 2008 will receive a Hearing Notice.
3. Owners of six properties still have not paid their annual assessment.

4. The Board of Directors discussed increasing the scope of the HOA insurance policy and agreed to get a quote from the insurance company for expanded insurance.
5. New construction on Lochmere was vandalized over the July 4th weekend. The owners is offering a \$500 reward for information leading to the identification of the responsible individuals. The Board agreed it would be helpful to send a broadcast email to King's Deer owners about the incident so owners would know about vandalism in the area and to possibly help identify the responsible individuals.

V. Old Business

- A. Paul presented a brochure and prices on entry signs that he proposes to be placed at key entrances of King's Deer. The Board asked him to continue researching the costs and developing the plan.

Tony Winslow moved to adjourn at 7:51PM. Seconded and approved unanimously.

Next meeting: Tuesday, August 19, 2008, 5 PM in the Woodmoor Barn basement.

Attachments

1. ACC Report

Approved by King's Deer Board of Directors on July 18, 2008

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*President, Board of Directors*

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*Secretary, Board of Directors*