



**2008 Annual Meeting Minutes
November 6, 2008**

- I. Allen Alchian, Board President and presiding officer at this meeting, called the meeting to order at 7:00 PM and called for a report from the Credentials Committee.
 - A. Credentials Committee Chairman, Norm Cannon, reported that at 7 PM there are owners of 94 lots registered for the meeting, either in person or by proxy. There being no one remaining to be registered, Cannon moved that this report be accepted as the final report of the Credentials Committee. Seconded and passed unanimously.
 - B. Alchian noted that in order for the assembly to conduct business of the Association, the Bylaws require that owners of at least 160 lots be registered in person or by proxy. Therefore there is no quorum present for this meeting. Alchian said the meeting would proceed with the various reports and members may speak at the meeting during the scheduled open discussion period, but without a quorum we cannot accomplish the business of electing directors nor approving the minutes of the 2007 Annual Meeting.
- II. Introductions.
 - A. Alchian introduced TriLakes United Methodist Church Pastor, Bob Leeds. Pastor Leeds welcomed the community members to the church and offered an invocation for the meeting.
 - B. Alchian introduced guests, directors, and the meeting volunteers.
 - 1. Guests: Dave Munger and Jan Doran from the Colorado Springs Council of Neighbors and Organizations (CONO); Jack Scheuerman, HOA Attorney; Charlotte Christensen, HOA Treasurer.
 - 2. Board of Directors: Dan Rivers, Vice President; Anthony Winslow, Secretary; Penny Dyer, Covenant Enforcement; and Dick Robertson, Director, ACC Chair, Rich Paul.
 - 3. Credential Committee: Norm Cannon (Chairman), Ed Vanderhorst, Dennis Delhousay, Nancee Delhousay, Carol Groesbeck, and Cindy Fenton.
 - 4. Teller Committee: James Groesbeck (Chairman), Anthony and Sandi Liston, and Sharon and Howard Song.
- III. Administrative Comments.
 - A. Alchian identified the official handouts for the meeting and the various voting documents.
 - B. The meeting facility was available until 10 PM, so the meeting must either complete all business by that time or the meeting will have to adjourn and continue at another as yet unspecified time, date, and place.
 - C. Alchian summarized the Rules of Procedure of Conduct as adopted by the Board for the meeting; these were circulated to the membership with the notice of the meeting and are included in the meeting handouts. He explained the purpose of these 17 rules was to accommodate situations

unique to the Annual Meeting and that other circumstances addressed by these rules, the meeting would follow *Robert's Rules of Order*.

IV. Director Reports

- A. State of the HOA. Alchian summarized the events and accomplishments over the past year, citing the successful amendments to the Bylaws and Articles of Incorporation, the unsuccessful attempt to amend the Classic Covenants, the healthy financial situation the HOA now enjoys, and the covenant enforcement program that has become more active.
- B. Vice President Dan Rivers presented a plaque to Alchian on behalf of the Board of Directors, citing his excellent leadership as Board President during the past two years. Rivers also thanked Alchian for his many other contributions to the Association including his service as Webmaster and Editor of the Newsletter.
- C. Treasurer's Report. Christensen reviewed the current year financial statement through the end of October. She then reviewed key points of the 2009 Budget.
- D. Covenant Enforcement Report. Dyer stated that the Covenant Enforcement Oversight Committee Chaired by Jim Hazuka, has been active this year, and paying increased attention to achieving minimum landscape standards. Covenant enforcement procedures are more timely than in the past.
- E. Water Report. Winslow reported that the HOA received an additional 31 well authorizations from the declarant in early 2008; these were needed to compensate for a previous shortage of well authorizations. There is now at least one well authorization available for every King's Deer property. The response to the request for water meter readings has been improved over last year but 51 owners still have not responded. The annual water report will be mailed to the State in December.
- F. Neighborhood Watch. Program chair Janet VanKampen, was not present, so Alchian commented that the program needs volunteers to fill vacant block captain roles. If anyone was interested in this program to please contact the HOA office.

V. Nomination and Election of Directors

- A. Nominating Committee. Alchian reported that the Board appointed Tony Winslow as the chair for 2009 Nominating Committee. Robertson, Chairman of the 2008 Nominating Committee, then reported the committee identified four individuals as candidates for the Board of Directors: James E. Hazuka II, John F. Highhouse, Brian S. Ramsey, and Charles D. Zink. Alchian asked for other nominations for the director positions from the floor. There being none submitted, Anthony Liston moved that the nominations be closed. The motion was seconded and passed unanimously.
- B. Alchian gave nominees who were present an opportunity to speak to the assembly..
- C. Alchian then restated that without a quorum of lot owners present the election cannot be accomplished. Scheuerman, HOA Attorney, recommended a ballot by mail to all owners. Alchian then summarized for the members present the process that would be followed. A ballot and letter will be prepared and sent to all owners of record for this meeting. The ballot will contain the names of the candidates for the board, plus a ballot question to approve the 2007 Annual Meeting

Minutes. That would be mailed to all owners of record with some deadline for returning the ballots. To be an official election, we will have to receive ballots from owners of at least 160 lots.

VI. Committee Reports

- A. Architectural Control Committee. Rich Paul, ACC Chairman, began by thanking the committee members for their time and effort this year: Dennis Delhousay, Andy Waclawski, Allen Alchian, George Panoncillo and newest member Grace Highhouse. He then summarized the project activity in King's Deer, and gave an overview of the revised Design Standards that were approved by the Board of Directors.
- B. Covenant Enforcement Oversight Committee. James Hazuka, Chairman of the CEOC, recognized the committee members, Al Walters, Dixie Schull, and Penny Dyer, for their contributions to enforcing King's Deer covenants. He then summarized the covenant enforcement efforts during the year.

VII. Special Reports

- A. HOA Office Options. Alchian explained that the Board investigated various office options in the event that the current 6-month lease for the current HOA office would not be renewed. He underscored that while there is no indication that we are facing eminent termination of our lease, the lease is for only six months at a time and we cannot get a longer lease period. Therefore, the directors felt it was important to know how a notice to vacate might affect the HOA business. Alchian presented some facility and management options, and the respective costs a future board might face.
- B. Proposed Entrance Signs. Paul, presented a concept of permanent, professional signs at the various entrances of King's Deer. These would provide a "welcome" to King's Deer and could be used for periodic notices of activities such as our annual garage sale, the mowing deadline, or reminders of the annual meeting, in lieu of the present practice of using coreplast signs on a flimsy wire frame.

VIII. Open Discussion and Adjourn. No attending members sought to address the assembly, so a motion was made to adjourn. The motion was seconded and approved unanimously at 8:49 PM.

Approved by Board of Directors on December 15, 2009

signed

signed

President

Secretary

Attachments

1. Agenda and Rules of Procedure and Conduct
2. Financial Report as of October 31, 2008
3. 2009 Budget
4. Meeting Slide Presentation