



Board of Directors Minutes
January 20, 2009

Members Present: Tony Winslow (Secretary), Penny Dyer (Treasurer & Common Area Maintenance), Brian S Ramsey, John Highhouse (ACC Liaison & Vice President), Jim Hazuka (President)

Members Absent: Charles Zink

Guests: Rich Hanley, Rich Paul, Charlotte Christensen,

Meeting called to order by Vice President at 5:09PM

President called an executive session at 5:30PM

Executive session adjourned at 6:15PM.

Regular meeting called to order by President at 6:16PM

I. New Business

1. Board position

Hazuka moved to approve Richard Hanley as Director for open position. Motion seconded and approved unanimously.

2. 1218 Castlecombe

Board members discussed the "Sales Center" and moved to approve an ad hoc committee and follow the covenant policy. Motion seconded and approved unanimously.

3. Ramsey moved to grant the requested waiver (copy is attached). Motion seconded and approved unanimously.

II. Adopt meeting minutes. Dyer moved to approve minutes of December 16, 2008 pending changes. Motion seconded and approved unanimously.

III. Officer's Report

Ramsey enthusiastically volunteered to be Deputy Chairman for the CEOC and support the Secretary on automating some of the HOA products.

A. Vice President

B. Secretary

1. Open Board position has been filled by Richard Hanley

2. Web site changes, library and water usage information

Winslow moved to approve web site changes and add to the newsletter the information about where to find the water usage information on the website. Motion seconded and approved unanimously.

3. Reappointment of 2009 members for the following committees:

Water Committee - Highhouse moved to approve Brian Ramsey, Tony Winslow, Allen Alchian as committee members. Motion seconded and approved unanimously.

CEOC Committee - Highhouse moved to approve Charles Zink, Brian Ramsey, Al Walter, and Dixie Schull as committee members. Motion seconded and approved unanimously.

4. Newsletter

Hazuka has reviewed draft and will send the new directors bio to be added to the newsletter. Newsletter will be sent out in February.

C. Treasurer

1. Financial December and end of year reports attached, approved for posting on website.

2. Christensen explained the 1/12th monthly billing cycle of the HOA for the year. Christensen talked about using the operating cash in a CD so that it is making interest until actual use in the maintenance of the HOA. Hazuka moved to approve the Treasurer decision on use of the operating cash in a short term CD. Motion seconded and approved unanimously.

3. Christensen recommended requesting the audit to take place after April 15, 2009 to lower cost. Board concurred.

D. President

Hazuka presented information to the board regarding efforts by the King's Deer developers to offer KD residents the opportunity to buy additional water allocation. Hazuka suggested that the board would sanction the developer's efforts provided:

- a) The ongoing test to add additional water allocation to three separate residents, is successful and represents a repeatable process supported by the state.
- b) Our attorney performs a legal review to ensure the process and contracts are legally sound to lower risk to homeowners.
- c) The HOA is not part of the selling process (holding money, mail contracts, etc.).
- d) The units of sale should be reasonably sized increments (e.g. 0.25 acre feet) and allow the buyer to purchase multiples.
- e) There is no additional cost to the HOA or process change (e.g. keeping track of the new totals for each member who buys additional allocation).

The President clarified that "sanctioned by the HOA" means we will send out a letter out to all residents support this sale.

IV. Director's Reports

A. Common Areas - No report

B. Covenant Enforcement -

1. Covenant Violation Report - No issues at this time.
2. Covenant Enforcement Oversight Committee will meet 1st Thursday of each month starting February 5, 2009.

C. Architectural Control Committee

1. Project issues. Complete report attached.
2. Approval of committee members, Grace Highhouse, Andy Waclawski, Allen Alchian, Dennis Delhousay, John Highhouse, George Panoncillo, Rich Paul. Ramsey moved to approve appointment of committee members. Motion seconded and approved unanimously.

D. Executive Director

1. Dates office closed: February 16, 2009 President's Day.

Highhouse moved to adjourn 7:48PM

Next meeting: Tuesday, February 17, 2009, 5 PM, 707 County Line Road.

Minutes approved on February 17, 2009

*/signed/
President*

*/signed/
Secretary*

Attachments:

1. Financials
2. Waiver
3. ACC Report