



Board of Directors Minutes

March 17, 2009

Members Present: Jim Hazuka (President), John Highhouse (VP & ACC Liaison), Tony Winslow (Secretary), Penny Dyer (Common Area Maintenance), Chuck Zink (Covenants), Richard Hanley (Director at Large)

Members Absent: Brian Ramsey (Covenants Deputy Director)

Guests Present: Jason & Jennifer Harrington, Allen Alchian, John Witsken, Rich Paul

Meeting brought to order 5:01PM for Executive Session

Hearings:

1. 1218 Castlecombe Lane - Ancillary Building
The homeowners stated that the County would approve the building if it is on an engineered foundation and that it cannot be located in the front between the main house and the road. The homeowners suggested that they could move the building from the front to the NE corner of the lot at a minimum of 35 feet from the lot line. The County also allowed them 30 days for moving the building or having some type of solution. Hazuka recommended suspending all covenant action until after the next ACC meeting, March 26. The homeowners must provide to the ACC members their solution to the unapproved ancillary building. Board approved the recommendation unanimously.
2. 540 Kings Deer Point - Mailbox
Covenant process is proceeding. It was noted that the Homeowner is pouring concrete today for foundation on monument.

Hearing meeting adjourned at 6:10PM

Meeting called to order at 6:11Pm

I. Adopt meeting minutes from February 17, 2009

Highhouse moved to approve. Motion seconded and approved unanimously.

III. Officer's Report

A. Vice President - No Report

B. Secretary

1. Newsletter

Articles deadline is April 1.

- a) Hazuka will notify residents about meeting with the developer's representative and water rights resume they initiated in October.
- b) Winslow will send in an article about water consumption and irrigation
- c) Alchian volunteered to write article on RV/boat restrictions, fire safety, prohibition of fireworks and changes to the website.

d) Van Kampen has volunteered to write about the Neighborhood Watch.

2. Annual Meeting Ballots

Winslow moved to approve disposal of all ballots from 2007 & 2008. Motion seconded and approved unanimously.

3. Water Issue Update

Winslow reported that there is no report at this time. The HOA Water Attorney has stated that to bring this to resolution nothing will happen in less than 6 months. He is in contact with the two homeowner's attorney.

Re: Great Divide Water Company

Winslow stated that there are copies of the official documentation between the HOA and Great Divide Water Company in the office and if necessary will request the HOA Attorney to contact those involved to finalize the release of the 200 shares to King's Deer.

4. Water use by homeowners

Winslow and Wasson mailed out 120 notices to residents of water overage.

C. Treasurer

1. Financial report

Board requested Budget vs. Actuals every month. Financials are posted on the website.

IV. Director's Reports

A. Common Areas

1. Committee for the Multi-Use Field - Brian Ramsey - no report
2. Dyer stated that common area maintenance will be starting with possible upgrade/maintenance on playground area to be done.

B. Covenant Enforcement

1. Covenant Violation Report

Zink notified the Board that several certified letters have gone out on violations, which include mailboxes, trailers, snow fences and deck upgrades.

C. Architectural Control Committee

1. Project issues.
Report attached.

D. Executive Director

1. Office will be closed Friday, March 20, 2009.

2. 21 late payment assessments were mailed. 11 still owing full amount, 10 owing late fees.

V. Discussion

Witsken requested the board check with the County about a placing a street light to increase visibility at Roller Coaster and Highway 105. Possibly meet with other HOA's for their help (Bent Tree, HillTop Pines, etc.) Hanley volunteered to initiate contact with the County.

Witsken also stated that it would be advantageous to get the Neighborhood Watch to be more active considering the number of break-ins in the surrounding area and the fact that with the economy so shaky, it is possible that more could be anticipated.

Next meeting: Tuesday, April 20, 2009, 5 PM, 707 County Line Road, Palmer Lake, CO

Highhouse moved to adjourned at 7:13 PM. Motion seconded and approved unanimously.

/ Signed /
President

/ Signed /
Secretary

Attachments:

1. ACC Report
2. Financials
3. Covenant Report