



Board of Directors Minutes

June 16, 2009

Members Present: Penny Dyer (Common Areas & Assistant Treasurer), Tony Winslow (Secretary), John Highhouse (VP & ACC Liaison), Jim Hazuka (President)

Members Absent: Brian Ramsey, Richard Hanley, Chuck Zink (Covenant Director)

Meeting brought to order 5:18PM
Board start Executive Session at 5.40PM
Board adjourned Executive Session at 6.15PM

I. Adopt meeting minutes from April 21, 2009 and notate cancellation of May 19, 2009 monthly meeting.

J. Highhouse moved to approve April minutes as written. Motion seconded and approved unanimously.

II. Officer's Report

A. Vice President - No report

B. Secretary

1. Water Court
No activity on this issue at this time.
2. Garage Sale will be August 15 and 16, 2009, advertising will be done on the website and newspapers.
3. Executive Director review
Board members are invited to add their comments
4. Newsletter
Articles are due into the office by September 1.
5. Water Committee
Winslow moved to approve Allen Alchian, Penny Dyer and himself as members of the water conservation committee. Motion seconded and approved unanimously.

C. Treasurer

1. Financial report attached.
2. Certificate of Deposits - First National Bank
Dyer, per email, motioned the HOA place \$80,000 into the 3 separate CD's. The motion was seconded via email by Highhouse and approved by Zink, Winslow and Dyer.
3. Budget Financial Committee
 - a. Charter attached
Dyer moved to approve. Motion seconded and approved unanimously

b. Members

Dyer moved to approve Richard Hanley, Brian Ramsey, Allen Alchian, Rich Paul and herself as committee members. Motion seconded and approved unanimously

4. Assessment payments

J Highhouse moved to approve placing a lien on all properties owing the HOA \$500.00 or more. Motion seconded and approved unanimously.

III. Director's Reports

A. Common Areas

Dyer stated that maintenance of common areas and trails were proceeding normally. She would like to contract with a lawn service for the entry monuments and possibly restructure the landscaping along the entry wall on 105.

B. Covenant Enforcement

1. Covenant Violation Report

a. Landscaping

Eleven (11) certified letters were mailed to residents notifying them of a discrepancy in meeting the landscape requirements of King's Deer. Nine (9) responded with positive activity to meet the requirements.

b. Five (5) covenant violation letters have been mailed in addition to the landscaping letters.

2. CEOC meeting report

a. Committee members met on June 4, 2009 and discussed recommendations to the Board of Directors for covenant violation fines; The aim was to make the process more consistent. The Board elected to table this issue until the July 21 board meeting.

C. Architectural Control Committee

1. Project issues. Report attached.

D. Executive Director

1. Office closing dates will be:

July 6 Holiday
July 7 & 8

2. May 21, 2009 visit with the State Forester and 29 properties in King's Deer. There was notated on 5 properties the presence of Mountain Pine Beetle (MPB). The owners were notified and have as of this date cut down the infected trees.

3. Mailbox sales

Wasson stated that all of the stored mailboxes have been sold. Hazuka motioned to order 6 to be on hand for residents. Motion seconded and approved unanimously.

IV. Other Action:

1. Approved waiver for late fees and interest on one property due to time frame acquiring the lot.
2. Approved fine for non removal of unapproved ancillary building
3. Board approved ACC actions on recent new construction non compliance with landscaping
4. Approval for maintaining one month late fee and interest (\$54.50) on a single property and waive all other outstanding fees.
5. Approve maintaining all violation fines and fees on a lot in Highlands.
6. Approved extension request on 2 properties to plant additional trees to September 1, 2009
7. Disapproved a waiver of basic landscaping requirements.

J Highhouse moved to adjourn at 8:45PM. Motion seconded and approved unanimously.

Next meeting: Tuesday, July 21, 2009, 5 PM, 707 County Line Road

signed
President

signed
Secretary

Attachments:

1. Financials
2. Budget Committee charter
3. ACC Report