



Board of Directors Minutes

July 21, 2009

Members Present: Jim Hazuka (President), John Highhouse (Vice President), Penny Dyer (Treasurer & Common Areas), Richard Hanley (Director at Large), Chuck Zink (Covenant Director), Brian Ramsey (Assistant Covenant Director), Tony Winslow (Secretary)

Guests Present: Colleen Morales, Woody Woodruff, Rich Paul

Meeting called to order at 5:00 PM

- I. Adopt meeting minutes from June 16, 2009
Winslow moved to approve. Motion seconded and approved unanimously.
- II. Guest Presentations
 1. High Country Home & Garden - Presentation of proposal for landscaping at the corner of Archers and Highway 105
- III. Officer's Report
 - A. Vice President - No Report
 - B. Secretary
 1. Newsletter Reminder of articles due September 1. Items to be included:
 - Annual Meeting
 - Water Reading Notification
 - Maintenance (noxious weeds & mowing)
 - Treasurer
 - Covenants
 - Audit
 2. Water Report - no action at this time.
 - C. Treasurer
 1. Financial report - Zink moved to approve financial statement. Motion seconded and approved unanimously.
 2. Audit - Dyer moved to approve per email audit as drafted. Motion seconded and approved Hazuka, J Highhouse, Ramsey.
 3. Budget 2010 - Minutes of Budget committee attached. Discussion of the different categories ensued. Paul pointed out the Reserve Study, which may need to be updated since it is used for insurance purposes. Recommendation was made by Dyer that the line item description should be mailed with the budget for annual meeting. Dyer stated that this is only a draft and that next year's maintenance costs are not finalized.

IV. Director's Reports

A. Common Areas

1. Monument landscape at Archers and 105. Board members requested that Dyer solicit at least two more bids and presentations before the August 18 meeting. Zink moved to volunteer Dyer or Wasson to contact landscape people to give presentation and proposal at August 18 meeting. Motion seconded and approved unanimously. Dyer asked the Board members if possible to have a presentation meeting prior to next official board meeting. The BoD approved. Dyer will notify the directors of the date and time for the landscape presentations.
2. Mowing - Members of the Board discussed a second mowing for King's Deer because of excessive growth this year due to the amount of moisture received. Ramsey moved to approve second mowing by September 15th, 2009. A letter will be mailed to residents for notification. Motion seconded and approved unanimously.
3. Light poles. Dyer will solicit bids and proceed with maintenance on the light poles of King's Deer.

B. Covenant Enforcement

1. Covenant Violation Report - Final certified letter mailed to 5 homeowners for not mowing. Deadline July 30, 2009. Four (4) first letters mailed on RV's, boats or trailers; several violations on 72 hour wait for same.
2. CEOC recommendations for possible covenant violations
Recommendations by the CEOC were tabled in June. Ramsey noted we already have a policy for fines. Zink stated that these were guidelines for future use and to allow the Board to be consistent in their procedures. Highhouse recommended tabling until August meeting.

C. Architectural Control Committee

1. Currently the King's Deer ACC has 45 active projects on file.
2. Annual New Construction Summary: 1 new home construction has been approved in 2009 with 0 pending.
3. 1 detached garage has been approved since the last report.
4. 3 miscellaneous projects have been approved since the last report.

D. Executive Director

1. Office will be closed August 11 from 11AM to 2PM for training.
2. Temporary Garage Sale signs will be posted at all entrances on Friday, August 14 and picked up on Monday, August 17
Ads placed in "Our Community News", Gazette and Tribune

Other Business:

1. 19170 Lochmere Court, Lot 38 Highlands filing 2
Late fee & interest waiver request was denied.
The Board moved to disapprove request for waiver on late fees and interest. Motion seconded and approved unanimously.
2. 1218 Castlecombe Lane, Lot 39 Highlands filing 3
Unapproved ancillary building.
The Board decided to request the HOA attorney file a lien and craft a letter to the homeowner stating that the lien has been filed with the county and the penalties and fees will continue. Also, the HOA will give the homeowner until November 13, 2009 to remove the unapproved building before the HOA continues legal action to follow our policy and take the violation to court.
3. Traffic at Roller Coaster & 105.
A Board member reported about his contact with El Paso County DOT regarding an owners request to add a street light at 105 and Roller Coaster. El Paso County responded that they have never put street lights to illuminate a stop sign intersection. If a stop light is desired, DOT must do a traffic study which covers traffic volume, etc. to see if it is needed. Traffic volumes at the intersection are not high enough to require a stop light.

Next meeting: Tuesday, August 18, 2009 @ 5 PM, 707 County Line Road

Highhouse moved to adjourn 8:53PM. Motion seconded and approved unanimously.

signed

President

signed

Secretary

Attachments:

1. Financials
2. ACC Report
3. Budget committee minutes