



Board of Directors Minutes

August 25, 2009

Members present: John Hazuka (President), John Highhouse (Vice President & ACC Liaison), Chuck Zink (Covenant Director), Richard Hanley (Director at Large), Anthony Winslow (Secretary), Brian Ramsey (Assistant Covenant Director)

Members absent: Penny Dyer (Assistant Treasurer & Common Area Maintenance)

Guests Present: Rich Paul

Meeting brought to order at 5:00 PM.

I. Adopt meeting minutes from July 21, 2009
Winslow moved to approve. Motion seconded and approved unanimously.

II. Officer's Report

A. Secretary

1. Newsletter

Discussion on articles already submitted for the newsletter ensued and a request for articles from the President and the maintenance director were requested.

2. Resident Water Reporting deadlines.

Winslow stated the first notification letter for water meter readings will be mailed the last week of September. A post card reminder for non reporting residents will be mailed no later than the October 20th and the final notice for residents who have not reported their water meter reading will be sent the first week of November.

The final letter will state if a water meter reading has not been received within ten days of the date of letter a fine will be assessed automatically. Winslow moved to approve \$100 fine immediately and \$100 per week for non compliance afterwards. Motion seconded and approved unanimously.

3. Annual Meeting

1. Tentative agenda items.

- ACC
- CEOC
- Water
- Maintenance
- Financials - budget
- Bart Atkinson

4. Virtual voting by the HOA Board

Ramsey stated in order to conduct business by email you must have 100% agreement by the board members to conduct the specific business by email (unanimity on the voting is not required). Per the By-Laws, page 3 IV.6 Action taken without a meeting. *The directors shall have the right to take any action in the*

absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors. Ramsey recommended that since this is a new process, the board member who initiates the communication make sure there is a second, tally all votes, confirm that all board members agree 100% to conduct the voting by email and specify a closure date. Upon the final discussion copies must be sent to the office and all members.

5. Nominations Committee -
Winslow requested volunteers, president will contact HOA attorney about legality of mailing ballots prior to annual meeting.

B. Treasurer

1. Financial report
Zink moved to approve. Motion seconded and approved unanimously.
2. Winslow moved to approve fines and interest on unpaid 2009 annual assessments which had a prior waiver granted. These will begin within 30 days. Motion seconded and approved unanimously

III. Director's Reports

A. Common Areas

1. Report from Penny Dyer regarding landscaping at Archers and HW 105.

Following the three presentations to the BoD by landscaping contractors, Dyer presented the contract to Monument Nurseries, they will bring the landscaping of Archers and HW105 entrance up to the standard of the other entrances. All three bids were very close in price so there was no significant cost saving advantage to any contractor. This work is part of our normal maintenance cycle and will be funded from our common areas maintenance budget.

2. Winslow moved to approve additional \$10,000 from the general to the maintenance budget. Motion seconded and approved unanimously.

B. Covenant Enforcement

1. Covenant Violation Report
Letters were mailed about dogs trespassing. Trailer parking violation letters, with a removal deadline 8/27, mailed. Second mowing letters sent.
2. CEOC recommendation on fines.
Uniform penalties for violations, tabled until September 15, 2009 meeting.
3. CEOC meeting on September 3, 2009
Zink stated that the committee will have recommendations at next board meeting for a possible change in the timing between covenant violation notifications.

C. Architectural Control Committee

1. Project issues.

Paul stated that we have 42 active projects on file with 1 new home construction approved in 2009 and none pending.

2. The owner of 1732 Islehurst Lane requested a waiver to the Design Standards about a concrete apron in front of every vehicle entrance to the detached garage. The ACC approved the request citing the following unique and/or special conditions that exist on site.

- The existing garage has an asphalt apron,
- New garage entrance openings are in close proximity to the existing garage entrance openings and the waiver would be consistent with the existing design,
- The proposed apron is not visible from the rest of King's Deer, and
- The waiver would maintain the current uniformity of the existing driveway.

The ACC noted that the replacement of the concrete apron in favor of an asphalt apron at the garage entrances is a structurally inferior option to the concrete apron requirement.

D. Executive Director

1. Dates office closed: August 31 through September 7

Hearings:

1. 19595 Royal Troon Lane, Lot 77 Highlands filing 5 - Sign

A letter received from the property owner was read to the Board members.

Ramsey moved to: Give notice to the owner that the unapproved sign on the property must be removed, since there are no open or approved construction project on that property nor in the subdivision for the owner; and that it is not an ACC approved sign. Sign needs to be removed within 10 days of date of the notification letter. Fines will be assessed at \$100 per week until removal of sign.

Motion seconded and approved unanimously.

Zink moved to adjourn at 7:42PM. Motion seconded and approved unanimously.

Next meeting: Tuesday, September 15, 2009, 5 PM, 707 County Line Road

President

Secretary

Attachments:

1. ACC Report
2. Financials