



Board of Directors Minutes

September 15th, 2009

Members Present: Penny Dyer (Assistant Treasurer & Common Area Maintenance), Tony Winslow (Secretary), Jim Hazuka (President), Brian Ramsey (Assistant Covenants), Richard Hanley (Director at Large), John Highhouse (Vice President & ACC Liaison)

Members Absent: Chuck Zink (Covenant Director)

Guests Present: Allen Alchian

Meeting brought to order at 5:00pm

- I. Adopt Board meeting minutes from August 25, 2009
Highhouse moved to approve the minutes. Motion seconded and approved unanimously via email after the meeting.

- II. Guest Presentations
 1. Allen Alchian - Traffic calming proposal speed detection & display sign
Alchian presented a proposal to the Board of Directors about the possibility of purchasing a portable speed detection sign. This sign would be placed to identify areas where compliance is needed with the county speed limit. The device displays and records date, time and speed of every vehicle and may be downloaded to a PC for analysis. The collected information may be used to help the county sheriff's office to determine the optimal days and times to patrol specific areas of King's Deer.

- III. Officer's Report
 - A. Secretary
 1. Newsletter
Additional articles to the newsletter were discussed.
 - Covenant information table
 - RV extended parking permit

 2. Water meter reading
Winslow presented a copy of the initial water meter reading request to the Board members for information purposes only. The letter will be mailed September 28 requesting the meter reading be sent to the HOA office by email, fax, website or letter no later than October 31.

 3. Annual Meeting
 - a. Winslow requested that Hazuka outline the information received from the HOA attorney regarding the structure of our annual meeting and the separation of the election. The following information was presented -

Jack Scheuerman confirmed that we can detach the annual meeting from the election. To do this, we would invite nominations for Board members in the notification letter for the annual meeting. This would address the specific requirement cited in the by-laws. Once an appropriate time

elapsed, we would send out ballots with specific guidance to Kings Deer home/property owners on the election, the slate of candidates, and a copy of the previous Board's annual minutes for approval (similar to how the previous Board addressed this a year ago). A committee would need to be formed to count ballots.

In doing this the annual meeting would be an information only meeting, whereby a quorum would not be required. We would dispense with the proxies and the structure associated with validating them.

b. Nominations

Grace Highhouse, Annette Hazuka and Rich Hanley volunteered for the nominating committee. The committee will meet to nominate volunteers for the three (3) open Board positions and present them to present Board members at the October 20 meeting.

Winslow moved to propose that we separate the annual meeting from the ballot process. Motion was seconded and approved unanimously.

c. Annual meeting notice and Date of Record for owners

Ramsey moved to approve date of record to be close of business on November 3, with mail out of the ballots on November 9. Motion seconded and approved unanimously.

Notice of annual meeting will be mailed no later than October 20th. Ramsey moved to approve mail in deadline date to be 11/30. Motion seconded and approved unanimous.

d. Winslow moved to approve December 8 for the 1st new Board meeting.
Motion seconded and approved unanimously.

4. Update on virtual voting by the HOA Board.

Ramsey proposed we allow board members who would be unavailable to submit a proxy for holding a vote only and will be considered an abstention vote. Proxy to hold vote only for member submitting the proxy. Motion seconded and approved unanimously.

C. Treasurer

1. Financial report

Dyer moved to approve. Motion seconded and approved unanimously.

2. Budget

Dyer stated that the 2010 budget was almost complete and would be emailed to the Board members for their comments.

IV. Director's Reports

A. Common Areas

Dyer stated that the while the maintenance work is done for this year, the -

- Pond is under control, and during the winter months, she will be soliciting bids for work necessary in 2010.
- Will be documenting a calendar for better control of known maintenance items when needed.

B. Covenant Enforcement

1. Covenant Violation Report - Condense timing between notices

Ramsey moved to approve waiting period between violation notices to be 7 days and don't schedule the hearing date on the 2nd notice. Motion seconded and carried with 1 abstention, 1 nay (Hazuka), 4 approved.

2. RV Parking permit.

Hanley moved to approve an extended parking permit for 19050 Archers Drive. Motion seconded and approved unanimously.

Wasson presented a draft of the "Extended Parking Permit" to be used by residents. Hanley moved to approve. Motion seconded and approved unanimously.

C. Architectural Control Committee

1. Currently the King's Deer ACC has 42 active projects on file.
2. Annual New Construction Summary: 1 new home construction has been approved in 2009 with 0 pending.
3. The regularly scheduled ACC meeting for September 10, 2010 was canceled due to slow activity and no new submissions.
4. 2 landscape extension requests were granted to June 1, 2010 for the re-establishment of natural grasses and completion of the required minimum 10 evergreens.
5. 5 ACC project monitor inspections have been conducted since the last ACC report.
6. No new project submissions have been reviewed since last report.

D. Executive Director

1. Office closed October 12 (Columbus Day) and 26th
2. Office space update
Wasson stated that she had been informed as of January 1, 2010, the fee for the office rental space will be increased.

Highhouse moved to adjourn 8:12PM. Motion seconded and approved unanimously.

Next meeting: Tuesday, October 20, 2009, 5 PM, 707 County Line Road

President

Secretary

Attachments:

1. Financials