



Board of Directors Minutes December 15, 2009

Members Present: Rich Paul (President), Penny Dyer (Common Area Maintenance) John Highhouse (Secretary & VP), James Hazuka (Assistant Treasurer), Richard Hanley (Covenants), Brian Ramsey (Water), Chuck Zink (Director at Large)

Guests: Larry Osgood

Meeting brought to order 5:14PM

I. New Business:

A. Election of Directors

The ballots were counted and the results certified by the Board Secretary. A total of 277 votes were cast. At least 160 had to be cast to establish participation by a quorum of the membership. The results are:

Election of three directors to Board of Directors:

Richard Paul	265
Penny Dyer	232
Richard Hanley	233

Each of the three named individuals is elected to the Board of Directors. These new directors assume the role and duties of director effective December 15, 2009.

B. New officers and Directors assignments, signature authority, supervisory responsibility.
Hazuka moved to nominate the following board members to positions.

- Penny Dyer - Common Area Maintenance
- James Hazuka - Assistant Treasurer
- John Highhouse - Secretary/VP, ACC Liaison
- Richard Hanley - CEOC Liaison
- Brian Ramsey - Water Committee
- Charles Zink - Director at Large
- Richard Paul - President, ACC Chair, Office Supervisor and representative to CONO & NEPCO.
- Grace Highhouse - CEOC Chairperson

Hazuka, Paul, Dyer and Highhouse approved position assignments. Ramsey, Hanley and Zink were not present for the vote.

C. Board Goals for the 2010 year. Tabled until January 19 Board meeting.

D. 2008 annual meeting minutes.

Hazuka motioned to approve the 2008 annual meeting minutes. Motion seconded and approved unanimously.

- E. November 2009 BOD minutes.
Hazuka moved to approve November 17 Board minutes. Motion seconded and approved. Paul abstained since he was not a member of Board at time of meeting.
- F. Confirmation of Committee members. Chairpersons should have their list of committee members submitted for Board confirmation by January 10th.
- G. Paul motioned to recommend Charlotte Christensen for Treasurer for the year 2010. Motion seconded and approved unanimously.

II. Officer's Report:

A. Secretary

- 1. Event dates for 2010
 - a. mowing deadline will be June 27, 2010.
 - b. garage sale date contingent in August, date TBD.
 - c. water reporting date is October 1 - 31.
 - d. annual meeting date will be November 9, 2010
 - e. future regular Board meetings day and time will be the third Tuesday of each month at 5:00 PM in the conference room at 707 County Line Road, Palmer Lake, CO unless otherwise noted.
- 2. Newsletter - Paul asked for articles from the Board members by January 8, for a print date of January 15, 2010.

Articles to be included:

- Architectural Control Committee
 - Covenant Enforcement Oversight Committee
 - Election results
 - Board Goals
 - Water update
 - Assessment update
 - Common Area maintenance
 - Budget
 - Annual snow plowing
- 3. Holiday office closure dates
Board approved that the office will be closed on all federally approved legal holidays. In addition the Board approved October 22 and December 24 as approved closure days.

B. Treasurer

- 1. November 2009 financial report - (attached)
Discussion of P&L and balance sheet

2. Paul stated that the Board members will be the budget committee with a goal for final budget approval of September 30, 2010.
3. Paul requested that the Treasurer's report include budget vs actuals, year to date.

III. Director's Reports:

A. Common Areas

Dyer stated that the Golf Course is under new Management and may alter our contract with maintenance of the sport field. Dyer will try to source documents concerning the agreements between the Golf Course and King's Deer.

B. Covenant Enforcement

Covenant Violation Report - no report

C. Architectural Control Committee

1. Project issues. Report

Paul stated that there are 48 active projects on file with only 1 new home construction approved in 2009. 3 snow fences and 1 detached garage extension/addition approved since the last report.

2. The ACC submitted a request (attached) to revise the current Snow Fence requirements of the Design Standards to increase the maximum total linear footage allowed. Highhouse moved to approve addendum. Motion seconded and approved unanimously.

D. Executive Director

1. Dates office closed:

December 24 through January 1, 2010
January 18th, 2010

2. Assessments for 2010 were mailed December 5, 2009
Assessments received as of 12/15/2009 - 91

3. Water meter readings not received from the following addresses:

19035 Malmsbury Road - Lot 58 Highlands filing 6
19772 Kershaw Court - Lot 49 Highlands filing 4
19150 Lochmere Court - Lot 40 Highlands filing 2
19647 Falcon Crest Court - Lot 43 Highlands filing 1
20171 Sedgemere Road - Lot 56 Highlands filing 4
20440 Taversham Road - Lot 37 Highlands filing 4
19785 Kershaw Court - Lot 17 Highlands filing 4

4. 1218 Castlecombe - Hazuka provided an update for the removal of the ancillary building. A letter dated 12/11/09 was received from the homeowner stating that the building would be moved the first week of January 2010.

5. Colorado State Forest Service
Wasson received an order form for the "Trees for Conservation Program". Residents interested may contact the admin office for more details.
6. Wasson purchased a new HP Officejet Pro 8500 copier/fax for \$300.00. (Prior authorized by the Board at the November meeting.)

IV. Other Business:

A. Guest - Larry Osgood

1. Presented information and requested the HOA approach El Paso County transportation officials to request a survey for the King's Deer subdivision. He would like the County to conduct a speed study on Hwy 105, County Line and Roller Coaster. It is hoped that the speed limits could be adjusted in order to improve traffic and safety issues in our area. There should be no cost to the HOA for the survey. The Board members were receptive and asked Osgood to draft a formal request for the survey.
2. Speed Trap issue - Osgood proposed the HOA contact the El Paso County Board of Commissioners and state the concerns about where the county line is between Douglas and El Paso Counties. Osgood was again asked by the Board members to present a draft with the requested information at the next meeting.

B. 18025 Archers Drive, Lot 1 Classic filing 5 - 2009 assessment

Ramsey moved to approve the waiver on the remaining balance due for 2009 assessment, late fees and interest, and accepting payments to date as payment in full on the 2009 assessments, late fees and interest. (2010 assessments remain unaffected by this waiver). Motion seconded and approved unanimously.

Executive session called to order 8:40PM

Executive session adjourned 9:00PM

V. Hearing:

1. 19170 Lochmere Court, Lot 38 Highlands filing 2 - mailbox
Highhouse moved to approve a cure date of January 14, 2010 and on January 15, 2010 fines will start accruing at \$100 per month as long as the mailbox remains in violation. Motion seconded and approved unanimously.

Next meeting: January 19, 2010 in the conference room at 707 County Line Road, 5:00 PM.

Highhouse moved to adjourn 9:11PM. Motion seconded and approved unanimously.

signed

President of King's Deer Homeowners Assn.

signed

Secretary of King's Deer Homeowners Assn.

Attach:

1. Financials
2. ACC Report
3. Addendum 2009-1