



**Informational Annual Meeting
Prairie Winds Elementary School
Tuesday November 3, 2009**

Board members present: Richard Hanley (NEPCO Representative), Charles Zink (Covenants), Anthony Winslow (Secretary), Brian Ramsey (Covenants), Penny Dyer (Assistant Treasurer & Common Areas), John Highhouse (VP & ACC Liaison), Jim Hazuka (President)

Guests Present: Charlotte Christensen (Treasurer), Jack Scheuerman (HOA Attorney), 36 residents

Jim Hazuka brought the meeting to order at 7:03PM in the cafeteria/gymnasium of the Prairie Winds Elementary School.

I. Jim Hazuka introduced the present Board members to the assembly and presented their Goals for 2009.

- Continue to maintain common areas and infrastructure
- Sustain the solid financials for the Home Owners Association
- Explore possibilities that could lead to increasing water allocations
- Ensure compliance with landscaping guidelines.

II. Common Area Maintenance

Penny Dyer mentioned that the common areas were in excellent shape and that the largest outlay was the refurbishment of the landscaping at the 105 & Archers entrance.

Jim Hazuka let the residents know about the HOA hiring the Woodland Park Foresters to check residential lots for Mountain Pine Beetle (MPB). Trees identified by the Foresters as having a MPB infestation were cleared by the residents in a timely manner. The HOA will be continuing with this program next year.

III. Covenants

Chuck Zink outlined the process the Covenant Committee goes through to identify and/or validate a violation. The HOA Director, Pat Wasson, must validate all violations to ensure consistency and eliminate erroneous reporting. Additionally, Chuck requested volunteers to serve on the committee. Chuck Zink then presented the following table to the audience and clarified the numbers on the table indicating that written notification to residents was accomplished in these cases. Final outcome would include possible hearings and fines. The numbers represent a slight increase in violations over the previous year. This is attributed to better reporting rather than increases in violations.



Type of Violation	How Many	Type of Violation	How Many
Dog concern	4	Trash/dumpster	10
Fencing (snow)	6	Boats	2
Parking	6	Trailers	8
RV	3	Landscaping	14
MPB trees	6	Dead trees	4
Mailbox	1	Meter readings 2008	7
Ancillary building	1	Unapproved sign	1

Note: Current numbers from 1 January through 30 September 2009

Some residents expressed concern about the number of un-mowed lots and areas during the calendar year 2009 as required by the King’s Deer covenants. The result was out of control weeds and grasses hindering the appearance and land values of the community. A specific reference was made that these lots were owned by the declarant. The HOA attorney indicated he would look into whether declarant rights outlined in the by-laws extends to waving grass mowing responsibilities. As an side, Pat Wasson reported that El Paso County officials had sent out notifications to owners and businesses that were in violation of the noxious weed ordinances. In response to the complaints, the HOA will increase the maintenance efforts associated with mowing the public common areas and be more diligent in pursuing violations on individually owned lots.

IV. Treasurer

Charlotte Christensen outlined the financials associated with the 2009 current budget. She also presented the 2010 budget. Charlotte noted that the financial condition of the subdivision was in excellent shape. The budget captured and assessed a value for “donated services” for the first time. These are services given to the HOA on a voluntary basis such as maintaining the official website, accounting, and water reporting. It’s important to note that the HOA would incur these expenses if the help had not been volunteered. Charlotte also discussed the audit that was completed in the current calendar year which gave the HOA a positive assessment.

Reserve funds are about future capital expense. The Board of Directors had previously voted to bring the fund balance up to the recommended level according to the 2005 Reserve Study. Jim Hazuka stated that the Reserve Account is at 90% of funding per the 2005 Reserve Study which is a clear indication that the HOA financials are in good shape.

Witsken, 19992 Royal Troon requested a clarification of the "bad debt" and what it includes. Christensen stated it included unpaid assessments, interest, late fees, and fines.



V. Secretary

Tony Winslow stated that the normal reporting period for water usage to the State is the month of October. Typically, the water report is submitted to State officials at the end of November. At this time all but 50 readings have been received.

Post card reminders had been sent out and final notice letters will be mailed no later than November 5. The HOA will start covenant violation proceedings after November 30th. The State then has the authority to fine up to \$500 per day, limit amount of pumping, force more frequent reporting and/or at the very most cap wells for non-compliance.

VI. Vice President & Architectural Control Liaison

John Highhouse stated that there had been a major reduction in submissions of project applications and that this year we had our first submittal for a new home in two years.

The ACC generated a net income of \$12,500 in 2009 for withholds of project compliance fees. Active projects from previous years were the contributing factor since they had failed to comply with the minimum landscape requirements.

The ACC members recently recommended and the Board approved revising the compliance fee process for new home construction. Instead of the required compliance fee being evenly divided between the two phases (construction & landscaping) with fee amounts being refunded at the end of each phase, the new process retains the entire fee until the successful completion for the project to ensure timely completion and compliance of the project at it was approved.

Resident requested clarification of why an oversize unapproved sign was still in Kings Deer on Royal Troon. John Highhouse stated that the extra large sign had been removed and replaced with a 6'X 8' sign. While the original sign was not approved and the ACC did disapprove the new sign, the lot owner responded with the correct project applications for the smaller sign and the ACC chose to approve it as a "builder's "sign which the Design Standards allow.

VII. Guest presentation:

Bart Atkinson, CEO of King's Deer Development Company

Bart Atkinson gave a brief synopsis of the complexity of the water issues in El Paso County and a brief history of the development of the water process.

The developers recognized that there were issues with the water and started a case with water attorneys and to try to increase water rights in test lots both in Classic and Highlands. They are now awaiting the final decision and are hopeful that there would be a ruling in December. Upon approval there could be a process established where the developer would be able to sell additional water rights to property owners in Kings Deer. Information would be provided to the HOA and residents early in 2010.



VIII. Nominations of Directors

Jim Hazuka presented the list of candidates for the upcoming Director election. He also requested nominations from the floor. No additional nominations were made. Election ballots and biographies will be mailed to property owners on 9 November, with a response deadline of December 4, 2009.

IX. Speed Sign issue

Robertson brought up whether or not the speed limits are what they should be and stated that the County needs to do a traffic study before any action is taken.

Jim Hazuka stated the Board was not looking for initiatives this year but would submit this option (speed sign) for a vote on the 9 November ballot if a majority of the residents present identify this as something we should do. The vast majority of the residents at the meeting were not in favor of the expenditure for this initiative.

X. Goals - 2009 Results

Jim Hazuka restated the Board's goals for 2009 and outlined actions by the Board to accomplish these goals. They are as follows.

1. Common Areas - pine beetle inspections, landscaping at Archers and Highway 105, clean ponds and repair trails.
2. Financials - Successful audit, added \$55,000 into reserve fund, 2009 budget balanced, Board submitted a balanced budget for 2010.
3. Water Allocation increases - Developer involved in trying to provide an option for Kings Deer residents to buy more water rights with no added costs to the HOA.
4. Landscaping Covenant Compliance - 24 violations cited with all issues resolved.

Jim Hazuka asked residents if they want any specific goals for next year. One resident asked that we consider ensuring all lots in Kings Deer be mowed in accordance with the Associations covenants.

The meeting adjourned at 8:33PM.