



**Board of Directors Minutes
March 16, 2010**

Members Present: Penny Dyer (Assistant Treasurer & Common Area), John Highhouse (VP & Secretary), Lewis Sydenstricker (Traffic & Roads), Rich Paul (President)

Members Absent: Allen Alchian (Director at Large)

Guests Present: Randall Fitzgerald (565 Kings Deer Point)

Executive meeting brought to order at 4:57PM

Executive session adjourned at 5:09PM

I. Adopt meeting minutes from February 9, 2010

Sydenstricker moved to approve minutes posted on website. Motion seconded and approved unanimously.

II. Officers' Report

A. President

1. Water update – De-chartering the Water Conservation Committee.
Paul moved to de-chartering the committee. Motion seconded and approved unanimously.
2. Status on the Declarants' additional water proceedings.
The HOA's water attorney (Worley) has received written assurances that the Declarants' attorney will not file a decree until all the HOA's concerns have been satisfactorily addressed. A written response to those concerns is being drafted and will soon be sent for review and consideration.

B. Vice President

1. Neighborhood Watch Program update
Highhouse stated that he and Wasson have both talked to Sharon Kuykendall, who is in the process of getting the block captains together and County support. El Paso County Sheriff's Department will meet at a future date with all of the Block Captains to discuss the program.

C. Secretary

1. Newsletter dates reminder
Set article deadline of May 16 with the mail out is scheduled for May 24.

D. Treasurer

1. Financial reports January and February (reports attached)
Dyer moved to approve January financials. Motion seconded and approved unanimously.

Tabled approval of February financials. E-mail vote recommended upon receipt of requested information.

2. Assessments still owed -
39 properties are still in arrears, of which 2 are in foreclosure.

III. Directors' Reports

A. Common Areas

1. Dyer reported that the golf course manager is not able to negotiate any contracts or exchange services at this time. Dyer is in negotiation with several back up contractors for maintenance services in possible anticipation of not having a contract with the golf course prior to services being needed.
2. Dyer initiated a discussion on maintenance of light poles, specifically costs of replacement vs. repainting. There was additional discussion including various re-coating techniques and the coordination with maintenance and the electrician for scheduling removal and replacement of poles. Dyer will research specifics of costs and report back.

B. Covenant Enforcement

1. Covenant Violation Report
Committee members met on March 4, 2010 and tabled the two covenant violations on the agenda. 565 Kings Deer Point was tabled because a request for a temporary waiver was on the Board of Directors agenda for March. 850 Lancers Court, RV parking was tabled due to lack of information on absentee owners current mailing address.
2. After discussion, the attending members concurred that two areas should be the main focus of 2010.
 - a) Landscaping- will be broken into two areas of focus. Executive Director monitoring during routine inspection tours to identify dead or sick trees and or shrubbery requiring removal and replacement and CEOC Committee tours of the community for the purpose of identification of properties not meeting the minimum landscaping requirements.
 - b) Parking- it was noted that parking was the number one infraction consistently reviewed and therefore should remain a priority.

C. Architectural Control Committee (report attached)

1. Project issues.
53 active projects on file, with 1 new home construction approval and 1 pending.
No project submissions or ACC activity has been noted since the last report.

D. Traffic and Road Committee. No report

E. Executive Director

1. Office closed April 2 through April 9, May 13 & 14.
April and May ACC meetings have been changed to April 15 & 29 and May 20 & 27.

2. The Colorado Division of Water Resources, District 2, Division 12, sent a person to two King's Deer residences during February to obtain the missing 2009 water meter reading; we now have those readings added to our database.
3. Forestry visit for Pine Beetle Inspection will be April 12 and 13. Sydenstricker, Paul & Alchian have volunteered for both days to walk with the State Foresters. Notices will be mailed the week of March 29 to residents involved with the visit.

IV. Other Business:

1. **565 Kings Deer Point East, Lot 36 Classic filing 1** - Parking waiver request
J Highhouse moved to approve a temporary waiver for two vehicles, possibly 3, on the drive, near garage. Waiver expiration date is June 1, 2010. Motion seconded and approved unanimously.
2. **1218 Castlecombe Lane, Lot 39 Highlands filing 3** - Status on Sales Office Removal
Tabled until April 20th Board meeting.
3. **19784 Knights Crossing, Lot 7 Highlands filing 5** - Request for waiver of late assessment fees for 2010.
After reviewing the request by the owner and examining the property files, the owner's reasons were determined to be valid. Sydenstricker moved to approve the waiver of late fees and interest on 2010 unpaid assessment due 1 January. Motion seconded and approved unanimously.

Highhouse moved to adjourn the meeting at 6:47PM. Motion seconded and approved unanimously.

/ signed /

Rich Paul, President King's Deer Homeowners Assn.

/ signed /

John Highhouse, Secretary King's Deer Homeowners Assn.

Attachments:

1. Financial reports month of January
2. Financial reports month of February
3. ACC report