



**Board of Directors Minutes  
May 19, 2010**

**Members Present:** Rich Paul (President), John Highhouse (VP & Secretary), Penny Dyer (Assistant Treasurer), Dixie Schull, Allen Alchian

**Members Absent:** Lewis Sydenstricker

**Guests Present:** Charlotte Christensen (Treasurer)

Meeting brought to order at 5:01PM

**I. Adopt meeting minutes from April 21, 2010**

On 5/11/2010 via email, Alchian moved to approve minutes and post on website. Motion seconded and approved unanimously

**II. Officers' Report**

**A. President**

1. 1218 Castlecombe update  
All parties have agreed to a new stipulation in the settlement of the legal action. The HOA attorney has finalized the itemization of legal expenses. Copies of the stipulation and grant are attached.
2. Water case update  
Paul stated that the office had received a packet from the HOA water attorney. The packet includes a complete history from the initiation of the subdivision, including chain of title on water ownership.
3. Annual meeting discussion (separate voting and meeting)  
On May 19<sup>th</sup>, Alchian, Paul & Highhouse met to discuss a preliminary proposal for a mail in ballot to be conducted prior to the November 9, 2010 annual meeting. Since it is becoming increasingly difficult to achieve a quorum at the annual meeting, the working group recommends having the call for candidates and holding the election of directors by mail in ballot to precede the annual meeting. This will allow for a smoother transition to the next Board of Directors. Highhouse moved to pursue the voting of new board members prior to the annual meeting, with the annual meeting to be informational only. Motion seconded and approved unanimously.
4. Computer repair  
The board discussed and agreed by consensus to a non-binding administrative measure to use TLC Computer Repair in Monument for maintenance of the office computer.

**B. Vice President**

1. Pine beetle inspection follow-up  
Highhouse stated that during the first week of June, board members would re-inspect the four (4) properties that were found to have MPB by the state foresters. The decision whether or not to conduct inspections in the future will be left to future boards.

### **C. Secretary**

1. Newsletter status update  
Alchian stated the newsletter would be going to press no later than Friday, May 21.
2. Garage sale advertising and signage  
Signs will be placed at the entrances during the first week of June reminding about the mowing deadline (June 27). Wasson has ordered ads in the "Our Community News" for the community Garage Sale (June 26 & 27) and will place ads in the Tribune and Gazette as well. Signs announcing the upcoming garage sale will be placed at the entrances in the third week of June.

### **D. Treasurer**

1. Reserve account  
Because of the uncertainty of the 2010 economy, in January the board had elected not to initially fund the reserve account until the Board could better gauge the HOA's financial status. To date, the HOA has received approximately 90% of the Annual Assessment dues from the members. Christensen recommended beginning the transfer of the current year funding to the reserve account. Dyer moved to transfer 90% (matching the % of assessments collected year to date) of the current year budgeted amount to the reserve account. Motion seconded and approved unanimously.
2. Financial reports for April 2010  
Alchian moved to approve April financials as submitted. Motion seconded and approved unanimously.
3. Annual assessments still outstanding  
37 properties still with an unpaid 2010 assessment

## **III. Directors' Reports**

### **A. Common Areas**

1. Light pole painting  
Dyer will authorize a test of one light pole in all black and see if it is aesthetically satisfactory so that the membership can save the cost of dual layer (black and green) painting of the poles. The light pole at the corner of Kershaw and Penny Royal was designated as the test pole. Further discussion was tabled pending the results of the test.
2. Sports field mowing  
Dyer is accepting bids for mowing the sports field. Contractor must be bonded/insured.
3. Entrance Roller Coaster & 105  
Dyer has requested bids for replacing weed barrier and mulch at the entrance.

### **B. Covenant Enforcement**

2115 Trenholme, parking issue (tabled from April BoD meeting pending policy review)  
CEOC recommended that the vehicle was adequately concealed from public view and further follow up was not necessary. The vehicle was not present on subsequent visits by the executive director. Alchian moved to close. Motion seconded and approved unanimously.

**C. Architectural Control Committee (Report Attached)**

There are 43 active projects in King’s Deer. The ACC approved 1 landscape project, 1 fence and 1 retaining wall project since the last report. Alchian conducted a follow-up on play equipment and trampolines that were approved with landscaping requirement. Only one project is not in compliance with what was approved by the ACC.

**D. Traffic and Road Committee - no report**

**E. Neighborhood Watch update**

Schull stated that there is a meeting next weekend for all block captains at the Woodmoor Pines Country Club with the representative from the sheriff’s office. Sharon Kuykendall is contacting neighbors and becoming familiar with street names and locations.

**F. NEPCO**

1. Alchian stated that NEPCO has a Neighborhood Watch coordinator whose duty it is to coordinate and serve as a central representative for the HOA's in the area. Contact information was provided to our Neighborhood Watch liaison.
2. Colorado H.B. 1278 was passed and pending governor's signature. This bill creates an HOA Information and Resource Center under the Division of Real Estate to serve as ombudsman for HOA residents. Funding is to be provided by a fee levied on each CCIOA approved communities (\$20.00 per year).
3. July meeting topic is legal issues, with Leonard Rieth as speaker.
4. NEPCO has been involved in the Glen Eagle Golf course issue. By the community working together they were able to positively influence the outcome. Recognizing that other communities in the area may benefit from their experience, they have distributed a synopsis to be used as a possible resource in the future.

**G. Executive Director**

1. Date office closed - May 31 (Memorial Day)
2. Several properties are close to the deadlines on their temporary parking waivers.

**IV. Other Business:**

Schull recommended the possibility of mailing out a general survey, either with the ballot or separately, asking a variety of questions so that the residents have input into the workings of King's Deer. The board asked for more information on the types of questions that would be asked and what would be done with the results.

Schull moved to adjourn at 8:22PM. Motion seconded and approved unanimously.

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*Richard Paul, President of Kings Deer HOA*

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*John Highhouse, Secretary of Kings Deer HOA*

**Attach:**

1. Financials
2. ACC Report
3. Stipulation and Grant