



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

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

Members Absent: Allen Alchian

Guests: Sharon Kuykendall (Neighborhood Watch Leader)

Meeting called to order at 5:09PM and immediately went into executive session. The Board came out of executive session at 5:28PM.

I. Hearings

19170 Lochmere – play equipment/trampoline

Paul moved to table decision until July 21, 2010 pending more information. Motion seconded and approved unanimously.

II Adopt meeting minutes from May 19, 2010 (approved via email May 25)

Paul moved to approve minutes as presented. Motion seconded and approved unanimously.

III. Officers' Report

A. President

1. 1218 Castlecombe update

Paul moved that the Board close out the file on the removal of the sales office since the owners have complied with all portions of the stipulation letter and all applicable monies have been paid. Motion seconded and approved unanimously.

2. Annual Meeting discussion

By acclamation, the Board decided that the annual meeting on November 9 would be an informational only meeting. The Board of Directors election will be a mail-in ballot held prior to the meeting. A call for Board of Director candidates will be mailed on August 6 to KD owners. Ballots will be mailed the last week of September.

3. Mowing violations, course of action discussion

A resolution was approved in March establishing a standard for enforcement of the annual mowing requirement. (*see Board of Director minutes for April 21, 2010- Officers' Report; A. President - item #2 and "Property Mowing Enforcement Directive" - Resolution 02-2010 under governance documents for details*). The Board will hold a special meeting at the end of July for hearings on lots not in compliance.

B. Vice President

1. Computer repair follow-up

The office computer was brought into TLC, a local repair shop. A total of \$93 was spent and 120 viruses were found and removed.

2. Rabies cases update

Highhouse reported that there was a 2nd fox found in Woodmoor area with rabies and that everyone should be aware to protect their house pets and children.

C. Treasurer

1. Dyer moved to table the May 2010 financial reports pending further information. Motion seconded and approved unanimously. Approval will be conducted by email vote once the detail is received.
2. Annual assessments and fines still outstanding
Paul recommended placing a lien on 830 Newgate Court for non-payment of fine. Highhouse moved to approve the recommendation. Motion seconded and approved unanimously. The executive director was asked to check other properties with outstanding fines, late fees, and interest to see if liens has been placed, and report to the board at the next meeting.

IV. Directors' Reports

A. Common Areas

1. Dyer informed the Board that a local contractor would paint the pole at Penny Royal and Kershaw within the week as a test case.
2. Dyer has a verbal contract for the sports field mowing. The Board recommended that a written contract be put into place for this season and that the mowing schedule be determined by the HOA, not the contractor.
3. Dyer stated that the west side entry at Royal Troon & Roller Coaster had been renovated by replacing weed guard and mulch.

B. Covenant Enforcement/CEOC

1. Several political signs have been placed within the ROW on streets in King's Deer and will be removed during normal covenant inspections.
2. The Board approved waiver on vehicles parked outside for 565 King's Deer Point expired on 6/1/2010. Parking waivers for two other locations will expire 6/30/2010. Courtesy letters will be sent to the owners to remind them that vehicles parked outside after the expiration date will be subject to covenant enforcement action.
3. Paul stated that since there was not a quorum present at the June 1 CEOC meeting. Paul and Schull did a review of what was current. Report attached.

C. Architectural Control Committee

- There are currently 47 active ACC projects in the community.
- One fence project and one flagpole have been approved since the last report.
- On the Mountain Beetle Pine (MBP) follow-up visit, the four properties with infested trees have removed and properly disposed of the infected trees.
- 14 Project monitor visits were conducted and 6 projects closed out since last report.

Report attached.

D. Water updates

Alchian and Paul met with HOA water attorney on June 4, 2010 and composed a reply to the packet of information and latest revision of the current proposed water decree that had been sent by the Declarants' water attorney on May 3, 2010. In the reply, the HOA requested that it be removed from the augmentation and post-pumping process for the new decree at this time, but would leave the option open for a future board and owners to negotiate. The goal of the Board is for the HOA to not incur any additional monetary burdens as a result of this decree, while allowing the opportunity for individual owners to purchase additional water rights from the Declarants'.

E. Traffic and Road Committee No report

F. Neighborhood Watch update

Sharon Kuykendall reported that as of today she has identified 19 block captains and has initiated contact with Geri Elsasser, the Crime Prevention Coordinator with the El Paso Co. Sheriff's Dept. The watch activities will be activated by July 1, 2010. A general meeting of the block captains is being tentatively planned for August.

G. Executive Director

Dates Office closed - July 5, 2010 (Independence Day)

Schull moved to adjourn at 8:36 PM. Motion seconded and approved unanimously.

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Rich Paul, President King's Deer HOA

John Highhouse, Secretary King's Deer HOA

Attachments:

1. ACC Report
2. ACC Compliance Report
3. CEOC Report
4. Financials
5. Water letter