



**Board of Directors Minutes
September 22, 2010**

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

Members Absent: Lewis Sydenstricker

Guests: Meruzhan Korniyenko

Meeting called to order at 5:04PM. The Board went into executive session to conduct hearings that ended at 6:39PM. The Board returned to open session at 6:40PM

I. Adopt meeting minutes from July 28, 2010

Highhouse moved via email on August 26th to approve the Minutes for the July 28th Board meeting. Motion was seconded and approved unanimously.

II. Adopt meeting minutes from August 25, 2010

Alchian moved via email on September 8th to approve the Minutes for the August 25th Board meeting. Motion was seconded and approved unanimously.

III. Officers' Report

A. President

1. Alchian moved to approve the 2011 Budget as presented. Motion was seconded and approved unanimously.
2. Paul moved to adopt the Funding Guidelines document as a Statement of Principles for accounting and reference for future Boards. Motion was seconded and approved unanimously.
3. Nomination committee has approved all nominees submitted during the "call for candidates" period and the mail-in ballot packet is ready for a September 27th mailing.

B. Treasurer

1. Alchian moved to approve August financials as submitted. Motion was seconded and approved unanimously.
2. Paul moved to fund complete reserve fund allocation for this fiscal year. Motion was seconded and unanimously approved.
3. Alchian presented the water Co-op expense (report attached)
4. The Board approved the use of operating funds for Dyer to replace/add trail signage and replace damaged light poles.
5. Alchian moved to rescind the use of the reserve funds for light pole purchase and refinish (previously approved Aug 25 meeting). This was due to there being adequate current funding to pay for the project without having to use the reserve funds. Motion was seconded and approved unanimously.

C Secretary

1. Highhouse reminded Board members of the September 30 deadline for submitting articles for the Kronicles (newsletter).

IV. Directors' Reports

A. Common Areas

1. Trail repair update – White Cliff at Hunting Down and Roller Coaster at Castlecombe elevations have been raised, reinforced by compacting and topped with breeze.
2. Dyer gave a presentation concerning the maintenance issues, proposed solutions and estimated costs for the pond on Archers. Alchian moved to expend no additional funds on unbudgeted pond maintenance and that no improvements should be pursued this year. The motion was seconded and approved, 4 for and 1 (Dyer) against. In preparation for next year, Dyer will solicit bids for an oxygenation system to help eliminate green scum and allow us to add algae eating fish.

B. Covenant Enforcement

Paul moved to appoint Alchian to CEOC. Motion seconded and approved unanimously.

C. Architectural Control Committee

There are 47 active projects on file with 4 new home constructions. Four project monitor visits were conducted since the last report and 2 trampoline/play sets were disapproved and referred to CEOC for further action. The new construction at 22609 White Cliff was re-approved because of down sizing to avoid the fire suppression requirement.

Alchian moved to approve David Compton as a member of the ACC. Motion was seconded and approved unanimously.

D. Water

1. Great Divide Water annual meeting will be in the month of October. Alchian and Paul will be attending.
2. Alchian presented a proposed schedule for this year's annual water reporting and the schedule was adopted.
 - The Board determined that the King's Deer website will accept water meter readings from October 1 until October 31. On November 1st non-responsive well owners will be delinquent and may be subject to a fine to be determined at hearings to be held prior to the Board meeting on November 17th.
 - To comply with the State's written report deadline, Highhouse moved to approve the water reporting cut off date to the HOA as midnight, November 17, 2010, after which all non-responsive well owners will be reported to the State as such on the annual water report. Motion was seconded and unanimously approved.
3. Alchian has also written an article for the Kronicles briefly explaining the water meter reading event.

E. Trail Signage

Alchian gave a presentation on the proposed trail signage to include locations, types of materials to be used and the estimated costs. Alchian then moved to approve spending up to

\$3000 on new trail signs to be installed this year, weather permitting. Motion was seconded and approved unanimously.

F. Neighborhood Watch update

The Neighborhood Watch Supervisor requested a master list of homeowners. As this is available to any King's Deer homeowner, the Board approved.

G. Executive Director

1. Monies owed - Compliance fees & member balance detail reports attached.
2. Dates Office closed - October 22, 2010
3. Storage facility inventory presented as of September 16, 2010. The Board is giving consideration to eliminating some of the redundant and unused items.
4. The Secretary of State Annual Report has been complete for this year.
5. The use of Prairie Winds Elementary School for the November 9, 2010 annual meeting has been confirmed with District 38.
6. Mowing – 1 of the 2 properties outstanding has been mowed.

V. Other Business

A. 19515 St Giles Court, Lot 84 Highlands filing 5 – trampoline

The Board approved a delay for the hearing, per the request by the homeowner, until October 20, 2010 BoD meeting.

B. 19845 Kershaw Court, Lot 26 Highlands filing 4 – trash can

The Board unanimously imposed a fine of \$50.00 per occurrence. A 3rd occurrence will result in removal of the trashcan by the HOA.

C. 19170 Lochmere Court, A lot 38 Highlands filing 2 – trampoline (deferred by ACC)

The Board referred the new application to the ACC for review and approval. The Board agreed to suspend fines until October 14, 2010. The owners have until October 14, 2010 to receive ACC approval of a properly submitted application or a \$50.00 per week fine will be imposed retroactively from September 7, 2010 and continue until compliance is met.

D. 850 Trumpeters Court, Lot 4 Classic filing 6 – ATV

Compliance had been met prior to the hearing. The board closed the violation file with no further action taken.

E. 20335 Glasbury Road, Lot 41 Highlands filing 4 – play equipment (deferred by ACC)

The homeowner requested until September 30, 2010 to remove the play set and trampoline. The Board granted the homeowner's request, further stipulating that prior to placement of play equipment on the property a new application with complete landscaping must be submitted and approved by the ACC. A hearing will be held at the October 20, 2010 Board meeting if the play equipment is not removed by September 30, 2010.

F. 18110 Archers Drive, Lot 9 Classic filing 1 – Boat

Compliance had been met prior to the hearing. The board closed the violation file with no further action taken.

G. 19105 Baskerville Way, Lot 9 Highlands filing 6 – fencing & vehicles

Fence – Compliance had been met prior to the hearing. The board closed the violation file with no further action taken.

Vehicle parking – The Board granted a 6-month, parking waiver (ending March 31, 2011) for the medical personnel owning a silver Jeep Liberty to be parked in the driveway by the house. This waiver may be renewable upon request to the BoD. Parking of cars in the cul-de-sac is not an alternative to parking in the driveway.

H. 19724 Kershaw Court, Lot 60 Highlands filing 3 – play set

The Board determined that no violation exists as the play set has been in place for years and is grandfathered in before landscaping rules were put into place.

Schull moved to adjourn at 9:54PM. Motion seconded and approved unanimously.

Rich Paul, President of King's Deer HOA

John Highhouse, Secretary King's Deer HOA

Attach:

1. Financials for August
2. ACC report
3. Funding Guidelines document
4. 2011 Budget
5. Trail Signage proposal
6. ACC Compliance Report
7. Member Balance Detail
8. Storage unit inventory
9. Ballot mail out packet