



**Board of Directors Minutes
October 20, 2010**

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

Members Absent: Allen Alchian

Meeting was called to order at 5:11PM. The Board went into executive session to conduct hearings that ended at 6:14PM. The Board returned to open session at 6:15PM.

I. Adopt meeting minutes from Sept 22, 2010

Highhouse moved via email on October 3, 2010 to approve the Minutes for the September 22, 2010 Board meeting. Motion was seconded and approved unanimously.

II. Officers' Report

A. President

1. Paul reported the new HOA computer and projector have arrived for the HOA office. The Board had previously authorized use of operating funds for the replacement of the aging and needed IT equipment.
2. Paul requested that the power point presentations be sent to him prior to November 1, 2010 in preparation for the Annual HOA Meeting on November 9, 2010.

B. Treasurer

1. Dyer moved to approve the September financials (attached) as submitted. Motion seconded and approved unanimously.

C. Secretary

1. Highhouse reported a conflict in the numbering of the resolutions and requested to amend the Recording Lot-Owner Name Change Resolution from Resolution 06-2010 to Resolution 07-2010. Resolution 06-2010, Investment of HOA Funds Resolution was previously approved at the July 28 BoD meeting. Sydenstricker moved to approve the change. Motion was seconded and approved unanimously.
2. Highhouse moved via email on October 7, 2010 to approve Resolution 08-2010, Meeting Policy. Motion was seconded and approved unanimously.
3. Highhouse moved to establish the HOA lot assessments for 2011 to be \$300.00. Motion was seconded and approved unanimously.

III. Directors' Reports

A. Common Areas

Dyer stated maintenance of common areas is slowing down with the coming of colder weather. Six (6) light poles have been sent for painting and maintenance will start exchanging them as soon as possible. Culverts, bridges and trail signs are being repaired or replaced.

B. Covenant Enforcement

Paul stated the CEOC had reviewed 22 new violations at the October 7, 2010 meeting. They revisited 13 prior violations. Summary of violations has been submitted as attachment.

C. Architectural Control Committee

Paul reported that there are 51 active projects on file. New activity since the last report includes 1 addition pending, 2 decks approved and 2 project monitor visits. Annual summary of new home construction: 4 new home constructions have been approved with 1 disapproved in 2010.

D. Water

1. Wasson stated that 149 postcard reminders were mailed 10/20/10 for the annual water reporting deadline of 10/31/10.
2. Paul attended the Great Divide Water Company (GDWC) annual meeting. Doug Hollister, the new Water Commissioner, was present at the meeting. The GDWC is still behind in its reserve funding for the replacement of two wells. Last year the membership approved a rate hike in order to increase the reserve funding for the well replacement. This year the membership wanted to pass a resolution to continue last year's increase for the next 9 years. Paul did not agree with a blanket increase and proposed that the increase be reviewed on an annual basis to make sure each year that it was still needed. The members agreed with this recommendation and will review the increase annually for the next 9 years.
3. Paul reported that two new cases, Case No. 10CW64 and 10CW242 Application for Approval of Plan for Augmentation (attached), have been filed with the state. Both of these cases concern the proposed sale of additional water rights from the Palmer Divide Water Company to individual lot owners in the King's Deer. The Board felt it in the best interest of the community in order to preserve our rights that a formal Statement of Objection be filed through our HOA Water Attorney because there were some mathematical discrepancies. The goal is to try to ensure that a solid and workable plan is presented to the community.

E. Trail Signage

Paul reported that Alchian has met with Al Goodman about placement of the 31 custom made signs for the trails. The signs are in the process of being printed and will be installed at designated locations. The time frame for project completion is depending on the weather conditions.

F. Neighborhood Watch (NW) update

Sharon Kuykendall, NW coordinator, has arranged a first meeting of the Block Captains at Prairie Winds Elementary School at 6:30PM on October 21, 2010. Geri Elsasser, Crime Prevention Coordinator for the El Paso County Sheriff's Office, will be there to make a presentation. Report attached.

G. Executive Director

1. Monies owed – Compliance fees and member balance detail reports attached
2. Dates Office closed – October 22, November 25 and 26, 2010
3. Water readings received by mail, email and fax are 148 total to date.

IV. Other Business

A. 19735 Falcon Crest, Lot 6 Highlands filing 1 – trash cans

The Board unanimously approved imposing a fine of \$50.00 per occurrence for any future occurrences of trashcans left out in violation of the covenants.

B. 19822 Kershaw Court, Lot 39 Highlands filing 4 – parking

The Board found that the homeowner was still not in compliance with the parking covenants. The Board set a date of October 28, 2010 to comply with the parking covenants, after which a \$50.00 per week fine will be imposed until compliance is met. Motion approved with three for, one against (Schull) and one abstention (Highhouse).

Highhouse moved to adjourn 7:05PM. Motion seconded and approved unanimously.

Rich Paul, President Kings Deer HOA

John Highhouse, Secretary Kings Deer HOA

Attach:

1. September financials
2. ACC report
3. Case # 10CW64 and Case # 10CW242
4. Neighborhood Watch Report
5. Member Balance Detail
6. ACC Compliance report
7. CEOC report