



**Board of Directors Minutes
November 17, 2010**

Members Present: Rich Paul (Vice President), Penny Dyer (Common Area Maintenance & Asst. Treasurer), Dixie Schull CEOC and Neighborhood Watch), John Highhouse (President)

Members Absent: Lewis Sydenstricker (Nominating Committee and CONO representative.), Allen Alchian (Water, Secretary and NEPCO Representative)

Guests: Mr. Debenham

Meeting brought to order at 5:09 PM

Regular meeting adjourned 5:59 PM

Hearings began at 6:00 PM

Hearings adjourned at 6:46 PM

Meeting brought to order at 6:47 PM

I. Officers and Directors Assignments, Signature Authority, Supervisory Responsibility.

Paul moved to approve that the committee liaison and chair should be the same person if a Board member. Also, to be chairman of a committee the individual must be on that committee for at least one year prior to being chairman. Motion seconded and approved.

A. Appointments to vacant Director position.

Paul moved to appoint Allen Alchian as Director for a 2-year term. Motion seconded and approved unanimously.

B. President

Paul moved to recommend John Highhouse as President. Motion seconded and approved unanimously.

C. Vice President

Schull moved to recommend Rich Paul for Vice President. Motion seconded and approved unanimously.

D. Secretary

Paul moved to approve Allen Alchian as Secretary. Alchian will also supervise the HOA office. Motion seconded and approved unanimously.

E. Treasurer

Paul moved to approve Charlotte Christensen as Treasurer. Motion seconded and approved unanimously.

F. Assistant-Treasurer

Paul moved to approve Penny Dyer as Assistant Treasurer. Motion seconded and approved unanimously.

G. CEOC Liaison & Chair (Covenant Enforcement Oversight Committee)

Paul moved to approve Dixie Schull as CEOC chairperson and Liaison to the Board. Motion seconded and approved unanimously.

H. ACC Liaison & Chair (Architectural Control Committee)

Highhouse moved to approve Rich Paul as ACC chairperson and Liaison to the Board. Motion seconded and approved unanimously.

I. CONO Rep. (Council of Neighboring Organizations)

Highhouse moved to approve Lewis Sydenstricker as representative to CONO. Motion seconded and approved unanimously.

J. NEPCO Rep. (North El Paso County Coalition of Community Organizations)

Paul moved to approve Allen Alchian as representative to NEPCO. Motion seconded and approved unanimously.

K. Common Area Maintenance

Paul moved to approve Penny Dyer to common area maintenance. Motion seconded and approved unanimously.

L. Neighborhood Watch Liaison

Paul moved to approve Dixie Schull as the Board liaison to the Neighborhood Watch. Motion seconded and approved unanimously.

M. Budget Committee

The Board will fulfill this role and the President will chair. Approved by acclamation.

N. Water Czar and Water Attorney Liaison

Paul moved to approve Alchian as Water Czar and Water Attorney Liaison. Highhouse moved that Paul serve as assistant in both capacities. Motions were seconded and approved unanimously.

Highhouse stated that there is one remaining open position on the Board of Directors. If anyone is interested or knows someone who is interested please have them send a resume to the HOA office.

II. Conflict of Interest Statements.

Highhouse requested the committee chairpersons submit a list of their committee members for approval before the January 2011 Board meeting, including signed Conflict of Interest statements and committee meeting schedules.

III. Agree to approve monthly minutes via email.

Paul moved to allow approval of monthly meeting minutes by email. Motion seconded and approved unanimously.

IV. Adopt meeting minutes from Oct 20, 2010

By email on October 28, 2010 Paul moved to approve the October 20, 2010 Board meeting minutes. Motion was seconded and approved unanimously by email.

V. Officers' Report

A. President

1. Annual Assessments Mailing Date

Paul moved to approve December 1, 2010 for mail out of 2011 assessments due. Motion seconded and approved unanimously.

2. 2011 Board Meeting Schedule

Highhouse moved to approve the 3rd Wednesday of each month for Board of Director meetings with the exception of December, which will be the 2nd Wednesday due to the holidays. Motion seconded and approved unanimously.

B. Vice-President – No report.

C. Treasurer

1. October Financial Report

Dyer moved to allow approval of October financials by email so directors would have more time to review them. Motion seconded and approved unanimously.

D. Secretary- No report.

VI. Directors' Reports

A. Common Areas - Dyer

1. Trail signs are being replaced and more complete information is being added to each sign.
2. Trail Maintenance – The culverts are being cleaned out and more material is being added to areas with ruts due to wash outs, wear and tear, and aging.
3. Six light posts have been refinished and six are in the process of being refinished.
4. Sprinklers have been winterized
5. The pond fountain will be retrieved within a week and the oil changed prior to storage.

B. Covenant Enforcement (report attached)

1. Schull reported the CEOC is streamlining meeting minutes to focus on meeting actions and decisions. The next meeting will be December 2, 2010.
2. Paul reported that the HOA attorney says that the covenants are written so that the parking policy of King's Deer applies not only to property owners, but also to guests and renters within King's Deer. Furthermore, the attorney confirmed that the covenants and policies apply to parking in the street as they are determined by covenant to be part of the community.

C. Architectural Control Committee (report attached)

1. Paul requested approval of Tom Haddan to ACC. Haddan has attended two meetings in a row. Schull moved to approve Haddan to ACC. Motion seconded and approved unanimously.
2. ACC Project Activity
 - 46 active projects.
 - 1 addition to a residence has been withdrawn.
 - 5 snow fences approved.
 - Project monitors conducted 4 project visits since the last board meeting.
3. Compliance Violation at 19893 Kershaw. On November 5, the project monitors noted that construction traffic was accessing the construction site from the adjacent property despite a warning to the Owner early on in the project. The ACC actions were as follows:
 - a. Withhold \$50.00 from the compliance fee for trespassing and for removal of the barrier between the two properties.

- b. Issue directive to immediately cease & desist trespassing on the adjacent property.
- c. Owner directed to reinstall construction barrier between the two properties no later than November 19, 2010 and it must remain in place until the ACC declares the project finished.
- d. Before the project will be closed and fees refunded, the owner must restore the trail where the trespassing occurred and reestablish the natural vegetation on the neighboring property that was disturbed as a result of the trespassing.
- e. Failure to comply may result in further compliance fee deductions being assessed.

D. Water

Delinquency letters will be mailed November 18, 2010 to 14 non-reporting owners.

E. Neighborhood Watch update

At the Annual HOA meeting we recruited one and possibly a second Block Captain.

F. NEPCO

1. Rich Paul represented King's Deer at the NEPCO annual meeting on Saturday November 13, 2010. There were 26 HOA's, 2 business members and over 5,000 homes represented.
2. The Tri-Lakes Comprehensive Plan was discussed; it was last completed in October 1999. Nothing was resolved on whether or not to initiate a new Plan.
3. Next meeting will be on January 8, 2011 at the Monument Town Hall.

G. Executive Director

1. Monies owed - ACC Compliance fees & member balance detail are attached
2. The HOA office will be closed November 19, 25 and 26, 2010.
3. A CD containing Kings Deer HOA reference documents was distributed to each director.

VII. Other Business

A. December Board meeting

Highhouse stated that at the next meeting the Board would establish dates for mowing, garage sale, water reporting deadline, etc.

B. The 2011 Annual Meeting date was set for November 8, 2011.

C. 2011 Nomination Committee.

Paul moved to appoint Lewis Sydenstricker as chair for 2011 Nominating Committee. Motion seconded and approved unanimously.

VIII. Hearings

A. New Hearings

1. 19155 Royal Troon Drive, Lot 24 Highlands filing 2 – RV

If not removed by November 22, 2010 a \$50.00 fine per week will be assessed until moved. Approved unanimously.

- 2. 19031 Harrogate Court, Lot 35 Highlands filing 3 – RV**
A \$50.00 per occurrence fine shall be imposed if any RV is parked outside an enclosed garage at this property in violation of the standards stated in the RV parking policy. Approved unanimously.
- 3. 2116 Trenholme Drive, Lot 55 Highlands filing 5 – Trash containers**
Approved imposing a \$50.00 per occurrence fine. Approved with Schull abstaining.
- 4. 19647 Falcon Crest Court, Lot 43 Highlands filing 1 – Superlien**
Write off the \$7152.00 debt as uncollectable due to foreclosure. Approved unanimously.
- 5. 830 Newgate Court, Lot 16 Highlands filing 1 – landscape fine withhold**
Owner's request for a waiver to a fine is denied. Approved unanimously.
- 6. 825 Caspian Court, Lot 4 Classic filing 5 – Mountain pine beetle infestation**
Table action until December 15, 2010. Approved unanimously.
- 7. 19125 Royal Troon Drive, Lot 21 Highlands filing 2 – RV**
A \$50.00 per week fine shall be imposed if any RV is parked outside an enclosed garage at this property in violation of the standards stated in the RV parking policy. Approved unanimously.
- 8. Delinquent Water Meter Reading**
 - a. 18025 Archers Drive, Lot 1 Classic filing 5
 - b. 825 Caspian Court, Lot 4 Classic filing 5 HOA statement received; table until Nov 18.
 - c. 18855 Archers Drive, Lot 7 Classic filing 6 Questionable reading; table until Nov 18.
 - d. 18110 Archers Drive, Lot 9 Classic filing 1
 - e. 19605 Rathbone Circle, Lot 11 Highlands filing 1
 - f. 19135 Pagentry Place, Lot 13 Classic filing 4
 - g. 19845 Kershaw Court, Lot 26 Highlands filing 4
 - h. 615 Kings Deer Point East, Lot 34 Classic filing 4
 - i. 19170 Lochmere Court, Lot 38 Highlands filing 2
 - j. 19225 Lochmere Court, Lot 46 Highlands filing 2
 - k. 2116 Trenholme Drive, Lot 55 Highlands filing 5 Owner will send on Nov 18.
 - l. 19724 Kershaw Court, Lot 60 Highlands filing 4
 - m. 19516 St Giles Court, Lot 85 Highlands filing 5
 - n. 19245 Lochmere Court, Lot 47 Highlands filing 2 (Bank owned property)Send notice of a pending \$100 per week fine for non-reporting to each owner. Approved unanimously.

B. Continued Hearings (previously tabled)

- 1. 830 Trumpeters Court, Lot 5 Classic filing 6 – Parking**
This was previously tabled at the owner's request. Approve a 3 month waiver for one vehicle; expires February 17, 2011. Approved unanimously.
- 2. 865 Trumpeters Court, Lot 2 Classic filing 6 – parking**
Compliance with the covenants is required immediately or a \$50.00 fine per occurrence will be imposed for each violation. Approved with Paul abstaining.

3. **955 Trumpeters Ct, Lot 21 Highlands filing 3 – Parking**
Closed, approved unanimously.
4. **811 Roehampton, Lot 16 Highlands filing 2 – Camper**
Closed, approved unanimously.
5. **20439 Taversham, Lot 36 Highlands filing 4 - Parking**
Closed, approved unanimously.
6. **445 Kings Deer Point, Lot 43 Classic filing 1 – RV Parking**
Closed, approved unanimously.

Schull moved to adjourn at 7:53 PM. Motion seconded and approved unanimously.

Minutes approved November 26, 2010.

/ signed /

John Highhouse, President, Board of Directors

/ signed /

Allen Alchian, Secretary, Board of Directors

Attachments:

1. October Financials
2. ACC Report
3. CEOC Report
4. ACC Compliance Fee Report
5. Member Balance Sheet