



Board of Directors Minutes
December 14, 2010

Members Present: John Highhouse (President), Rich Paul (Vice President and ACC), Allen Alchian (Secretary, Water, NEPCO), Penny Dyer (Common Area Maintenance and Assistant Treasurer), Dixie Schull (CEOC and Neighborhood Watch), Lewis Sydenstricker (CONO).

Members Absent: None

Guests: Mario Cafiero and Diane Lindholm

Hearings: Commenced at 5:07 PM and adjourned at 5:40 PM

Regular meeting brought to order at 5:41PM

I. November 20, 2010 Board meeting minutes

Minutes were approved by an email motion from Paul which was seconded and approved unanimously by email on November 26, 2010.

II. Officers' Report

A. President: No report.

B. Secretary (Alchian)

1. Resolve 2011 event dates

The following 2011 event dates were approved by acclamation of the Board.

- a. Garage Sale will be the weekend of August 13 and 14, 2011.
- b. Newsletter deadline for articles is January 31, 2011.
- c. Annual Meeting will be Tuesday, November 8, 2011.
- d. Mowing deadline is Sunday, June 26, 2011.
- e. Covenant Enforcement Oversight Committee (CEOC) meetings will be the first Thursday of each month.
- f. ACC meetings will be the second and fourth Thursday of each month, except November and December when only one meeting on the second Thursday of each month will be conducted.
- g. Board meetings will be the third Wednesday of each month except December when it will be the second Wednesday.
- h. Water meter reporting will be during October to coincide with the end of the Water Year as defined by the State of Colorado.

2. Annual Water Report

- a. The six properties not reporting meter readings and five having defective meter installation were identified. (Attachment 1) Alchian said the owners who have a defective meter installation have been sent a letter notifying them of the situation and instructing them to have a licensed plumber to fix the problem and to report the resolution to the HOA upon completion.
- b. The annual water report is complete and was sent to the state. Overall, consumption increased over 2009 about 5 percent but is below the maximum allowed. However, there

remain some individual owners who exceed their maximum allowed annual draw. A summary of the report was presented during the meeting. (Attachment 2)

3. Annual Meeting Presentation

Highhouse noted that the Palmer Divide Water Company presentation at end of this year's annual meeting was not available for the board to review prior to the presentation. By being included in the agenda, one might have the impression that there might have been some degree of endorsement by the board on what was presented, which there was not. In fact, Highhouse noted, there were some details of the presentation that the board was surprised to hear and were uncertain as to accuracy. The board therefore agreed that for the 2011 annual meeting before any guest presentation is included in the agenda it must be reviewed and approved by the board.

C. Treasurer (Dyer)

1. October Financials.

The financial report was approved by the Board by email on November 23, 2010.

2. November Financials.

Paul moved to table the November financials because the Budget vs. Actuals report was not available. Motion seconded and approved unanimously. (Once approved, the financial report will become Attachment 3 to these minutes.)

3. Compliance Fee Report

Wasson reviewed the report details then Alchian moved to approve. Seconded and approved unanimously. (Attachment 4.)

4. Member Balance Detail Report

Wasson reviewed the details of the report. The number of owners in arrears has decreased. (Report included as Attachment 5.)

5. 2011 Annual Assessments

A total of 107 assessments have been paid. One owner has elected to pay by Option 2.

6. Additional Funds Authorization Request

Dyer stated that due to the extra maintenance projects approved this year the Maintenance expenses are over budget. She asked that the Board authorize additional funding this year to complete the trail projects already started. Paul noted that the annual income exceeded expected income primarily due to unanticipated income from a large number of property transfers and that the additional money was available this year. Paul therefore moved to approve an additional authorization not to exceed \$4000 for trail resurfacing where new culverts had been installed. Motion seconded and approved unanimously.

III. Directors' Report

A. Common Areas (Dyer)

1. Trail Signs

- a. Alchian, who managed this project for Dyer, stated that the project as originally approved by the board, is complete.

unincorporated parts of the county such as in north El Paso County. The board members agreed that the HOA's membership with NEPCO (North El Paso County Coalition of Homeowners Associations) more effectively addresses the needs and concerns of the King's Deer membership. Sydenstricker moved for the HOA to not renew membership with CONO after our current membership expires at the end of December, 2010. Motion seconded and approved unanimously.

F. NEPCO

Paul moved to approve Sydenstricker to be the King's Deer NEPCO representative for the HOA, with Alchian, who is currently designated as the NEPCO representative to be a secondary representative. Motion seconded and approved unanimously. Alchian stated that the next NEPCO meeting is January 9, 2011, 10 AM at the Monument Town Hall.

G. Executive Director

1. Office Closure

Wasson announced that the HOA office will be closed from Friday, December 24 through Sunday, January 3, 2011. The closure notice has been posted on the web site.

2. Office Equipment

Wasson asked for approval to purchase an additional file cabinet for the office in 2011 because the existing file cabinets will soon be filled to capacity. Although the board generally agreed in principal to provide additional filing space for the HOA records, it was unclear to the board that the specific furniture recommended by Wasson would meet the needs she identified. Paul recommended tabling the issue until more facts are known to ensure best use of the HOA money. The board agreed by acclamation.

IV. Other Business

A. January Board of Directors Meeting

The board confirmed the next board meeting will be 5 PM Wednesday, January 19, 2011, at the AEV conference room.

B. Hearing Results

1. 730 Kings Deer Point (Lot 54 Classic filing 1) – Slash

Violation resolved. Paul moved to close. Motion seconded and approved unanimously.

2. 811 Roehampton Court (Lot 16 Highlands filing 2) – Trailer

The board unanimously approved any outdoor parking on the property of a trailer and/or camper within the next 12 months will be fined \$50.00 per occurrence.

3. 540 Kings Deer Point (Lot 49 Classic filing 1) – Trailer

The board, feeling the holiday spirit, unanimously approved a holiday-decorated trailer to be parked outside the garage on the driveway, adjacent to the garage, from dusk Friday to dawn on Monday during December 17–20 and December 31–January 4, and for the inclusive dates of December 22 through December 29, 2010. These dates coincide with the owners plans to pull the trailer throughout the community as a "hay ride" for friends and neighbors to view outdoor lighting and holiday decorations.

4. 19353 Queens Crescent Way (Lot 45 Highlands filing 6) – Assessments and fees
The board unanimously accepted the owner’s (bank) offer of December 10, 2010 to settle past unpaid amounts due.

Paul moved to adjourn at 8:11 PM. Motion seconded and approved unanimously.

Minutes approved by the Board of Directors December 21, 2010, four voting for approval and two abstaining.

/ signed /

/ signed /

John Highhouse, Kings Deer HOA President

Allen Alchian, Kings Deer HOA Secretary

Attachments:

1. 2010 Unreported or Unreliable Water Meter Readings
2. 2010 Water Report
3. November Financials
4. ACC Compliance Fee Report
5. Member Balance Detail
6. ACC Report