



King's Deer Homeowners Association Annual Meeting 2010

Members Present: Dixie Schull (CEOC and Neighborhood Watch Liaison), Lewis Sydenstricker (Director at Large), Allen Alchian (Water Liaison), John Highhouse (Vice President and Secretary), Rich Paul (President)

Members Absent: Penny Dyer (Common Area Maintenance and Assistant Treasurer)

Guests Present: Sharon Kuykendall (Neighborhood Watch), Charlotte Christensen (Treasurer), Jack Scheuerman (HOA Attorney)

***Note:** The Annual Meeting was held at the Prairie Winds Elementary School November 9, 2010. This year's meeting was an "informational only" meeting in light of the fact that the Board of Directors Elections were conducted prior to the Annual meeting so no voting was necessary.*

Meeting brought to order at 7:03PM by Rich Paul, HOA President

I. Introduction of the Board and Guests.

Paul recognized all Board members and guests.

II. State of the HOA – Speaker Rich Paul.

Paul gave an over view of some of the highlights and focus of this year's Board of Directors. This last year saw a dramatic increase in change of ownership/foreclosures. The reactivation of the King's Deer Neighborhood Watch Program was completed and numerous policies, administrative initiatives streamline day to day management and capital improvement projects had begun per the Reserve Study timeline.

Policies that have been adopted this year included:

- **Property Mowing Enforcement Directive 02-2010**
Defines mowing requirements, fines and fees.
- **Fireworks prohibition policy 03-2010**
Fire safety issue for the community
- **Enforcement rule for covenants 04-2010**
Establishes procedures for the enforcement process
- **Renewable energy generation devices 05-2010**
Insure devices conform to HOA standards, while complying with State and Federal mandates.
- **Investment of HOA funds 06-2010**
Defines acceptable, legal forms of investing HOA funds.
- **Recording lot owner name change 07-2010**
Defines parameters for official name change, coincides with El Paso County Assessor Records.
- **HOA Board and Membership meeting policy - Adopted 10/6/2010.**
Establishes meeting requirements and behavior.
- **2011 Assessment Payment Option**
 - Option 1** – \$300.00 due January 4, 2011 paid in full.
 - Option 2** – \$160.00 due January 4, 2011 to include \$10.00 service charge
\$160.00 due March 1, 2011 to include \$10.00 service charge

- Option 3** – \$85.00 due January 4, 2011 to include \$10.00 service charge
\$85.00 due March 1, 2011 to include \$10.00 service charge
\$85.00 due May 1, 2011 to include \$10.00 service charge
\$85.00 due July 1, 2011 to include \$10.00 service charge

Reminder: Except for Option 1, all options include a \$10.00 service charge per payment. Failure to make a payment on time will result in the balance of the assessment being due and payable immediately and late fees and interest will accrue as per the covenants.

III. Financial Report for 2010 / budget for 2011 – Speaker Charlotte Christensen.

Christensen reviewed the year to date financials and projected financials through year end.

In light of the mild weather this year and a larger than normal transfer of properties, the HOA was trending toward being under budget for the year. The extra funds were being used to accomplish some of the required "end of life" work on capital improvement projects that were scheduled for this year instead of using Reserve Funds and depleting that account. The 2011 balanced budget was then presented to the residents.

IV. Common Area Maintenance – Speaker John Highhouse.

Highhouse presented information for Dyer. This was a low expense year since the weather did not produce a lot of moisture. Consequently there was less mowing of the common areas and allowed us to bring the noxious weeds under control and reduce overall maintenance expenditures.

- **Special projects.**
Repair of Archer's wall – this was not an HOA expense since it had been damaged by a vehicular accident and was therefore paid by the driver's insurance policy.
- **Rebuilding of trail sections.**
Sections of trail had been eroding away, due to weather wash out and years of use. This will be an ongoing project since some sections will have to be rebuilt and culverts replaced.
- **New trail signs going up.**
Original signs are damaged or missing. New signs include distances to streets, directions to pond.
- **Refurbishment of entrances.**
Landscape fabric and mulch were replaced.
- **Repainting street lights.**
Light poles are being refurbished and will be powder coated. This is an ongoing project over the next two years to defray the costs in any one year.

2011 Issues

- Continue rebuilding trail sections, refurbishing light poles, monitoring noxious weeds.
- Pond irrigation /aeration system.
Dyer met with specialist on how to get rid of new algae and replace with natural deterrents.
- Possible abandonment of trail section between Sixpenny and the golf course.
Residents are being asked for their thoughts on removing this section of trail since it is little used and expensive to maintain.
- Rocky Mountain Pine Beetle was again identified on a King's Deer property.
The HOA will schedule the State Forestry to inspect for additional infestation next spring.

V. Covenant Enforcement Oversight Report – Speaker Dixie Schull.

Schull stated that the CEOC had adopted the ACC format for continuity and were focusing on 10 items per the community requests.

Total number of violations acted upon as of September 30, 2010:

• RV's	14	• Snow Fencing	2
• Parking	15	• Dogs	3
• Play Equipment	11	• Mowing	30
• Landscaping	5	• Dead Trees	15
• Trailers	4	• Dumpster/trash cans	13

2011 Goals

- Monitor landscaping more closely and enforce requirements
- Monitor noxious weeds and request cooperation from Homeowners (mowing the right-of-way)
- Monitor proper storage of RV's, boats and etc.
- Animal control
- Keeping trash receptacles stored in enclosed areas.

VI. Architectural Control Report. – Speaker Rich Paul.

Paul reported that new construction project applications were up. 2009 had 0 new construction applications and 2010 has four (4) new construction applications.

This year Regional Building codes have required all new residential construction with a total square footage of 6,000 feet or more to install a fire suppression system. The square footage includes garages, soffits, porticos, basements finished or not and covered porches and decks. Based on the new construction projects of this year, the fire suppression systems have been ranging from as little as \$15,000 to as much as \$30,000 depending on the size and complexity of the structure and the company installing the system.

VII. Neighborhood Watch Report – Speaker Sharon Kuykendall.

Sharon Kuykendall re-activated the neighborhood watch (NW) on June 29, 2010.

Residents should still call 911 if an emergency, crisis or crime response is needed. This is not the Neighborhood Watch area of authority. Even if non emergency (crime) has already happened the resident still needs to call the sheriffs office, they track the various crimes to see if it may fit a pattern. From here the sheriff's office contacts the local HOA Neighborhood Watch for an alert broadcast. The block captains do not send out alerts unless they have been double checked and verified.

Kuykendall stated the Neighborhood Watch still has 14 blocks, which need captains and asked the residents for help. As of this time if a resident has not received an alert, there is probably no contact information for them and/or there is no block captain for that block.

Block captain responsibilities are to maintain coordination data for their block and receive and forward information and alerts from El Paso County Sheriff's Office and KD NW.

Neighborhood Watch Goals for 2011.

- Recruit additional block captains
- Enhance neighborhood communications and information sharing
- Expand the website page for Neighborhood Watch
- Meet twice a year (Spring/Fall)
- Join the National Night Out in August

VIII. Election Results – Speaker John Highhouse.

A quorum of 160 ballots is required to have a completed election. The HOA received 227 returned in mail-in ballots. Highhouse stated that there were four (4) open positions on the Board of Directors and only two (2) candidates were received and confirmed.

Dixie Schull, Tom Haddan, James P Van Camp and James T. Van Camp were the members of the Election Committee and the Tally Committee.

Election results.

- John Highhouse received 188 votes and will serve a two-year term.
- Dixie Schull received 158 votes will serve a two-year term.

The remaining two (2) vacancies will be appointed by the Board of Directors per the by laws section VIII Officers and their duties V111.4 Special Appointments.

IX. Water Report – Speaker Allen Alchian.

Alchian began the Water Report with a short review of why King's Deer homeowners are required to provide their water meter reading to the homeowners association each year. He then presented a short example of average water consumption to demonstrate how landscape irrigation can adversely affect the ability of homeowners to keep their annual water usage within the limits established by the Colorado Water Courts. Next Alchian displayed data as a line graph which showed the water consumption trends for King's Deer properties over the past four years, and then reminded the audience that each owner can obtain their most recent household annual water consumption information and the maximum amount of water authorized to be drawn from their well each year through the Owner Area of the King's Deer web site. Alchian concluded with a few comments that the homeowners association is not actively pursuing additional water rights for King's Deer owners, but it does not object to owners obtaining additional water rights for their own property as long as the HOA does not incur an additional burden as a result.

X. Palmer Divide Water Company – Speaker Bart Atkinson.

The Palmer Divide Water Company presented a proposal to sell water rights in amounts that would raise the current water authorization per well to 1 acre foot per year. Although there is not a water decree at this time for the authorization of the water extraction, the company was prepared to sell "Water Rights" for \$5000.00 plus \$500.00 administration fees for the transfer of those rights and extraction rights at a future date. This price was offered through the end of this year. The Company will be sending out information to all King's Deer residents with further details. This is not an initiative of the HOA and the Board of Directors does not endorse the proposal at this time pending further review and verification of the details of the proposal.

Meeting adjourned 8:55 PM.

This summary of the 2010 Annual Meeting was approved by the King's Deer Board of Directors November 26, 2010.