



KING'S DEER

# ***Annual Meeting November 9, 2010***



## **Agenda**

- **Introductions**
- **Director Reports**
- **Committee Reports**
- **Election Results**
- **Water Presentation**
- **Open Discussion**
- **Adjournment**



*(Photos by Dan Rivers)*

# Introductions

**Jack Scheuerman** (King's Deer attorney)

**Charlotte Christensen** (HOA Treasurer)

**Sharon Kuykendall** ( King's Deer Neighborhood Watch Coordination)

**Pat Wasson** (King's Deer Executive Director)

## Board of Directors

**Rich Paul** (President, Architectural Control Committee)

**John Highhouse** (Vice President, Secretary)

**Penny Dyer** (Assistant Treasurer, Common Area Maintenance)

**Dixie Schull** (Covenant Enforcement Oversight Committee, Neighborhood Watch)

**Lewis Sydenstricker** (Director at Large)

**Allen Alchian** (Water, Website, NEPCO Representative)



# Annual Meeting Handouts

- **Agenda**
- **2011 Budget**
- **Budget Line Item Definitions**
- **Neighborhood Watch Handouts**



# Director and Committee Reports

- State of the HOA (Paul)
- Treasurer's Report (Christensen)
- Common Area Maintenance (Dyer)
- Covenant Enforcement (Schull)
- Architectural Control Committee (Paul)
- Neighborhood Watch (Kuykendall)
- Water Report (Alchian)



# State of the HOA

*Rich Paul*

*President*

*King's Deer Homeowners Association*





# State of the HOA

- **Dramatic increase in foreclosures /change of ownership**
- **Reactivation of the Neighborhood Watch Program**
- **Policies, Initiatives and Capital Improvements**
- **New Annual Assessment Payment Option**



# State of the HOA

- **Policies, Resolutions and Initiatives**
  - **Property Mowing Enforcement Directive – Resolution 02-2010**
    - Defines specifics for mowing requirements, fines and fees.
  - **Fireworks Prohibition- Resolution 03-2010**
    - Self-explanatory – Fire safety issue for the community.
  - **Enforcement Rule For Covenants and Policies – Resolution 04-2010**
    - Establishes the procedures for the enforcement process.
  - **Renewable Energy Generation Devices – Resolution 05-2010 (Addendum 2010-1 *Design Standards.*)**
    - Outlines requirements and limitations for such devices
  - **Investment of HOA Funds - Resolution 06-2010**
    - Defines acceptable, legal forms of investing HOA funds
  - **Recording Lot-Owner Name Change Resolution 07-2010**
    - Defines parameters and requirements for “official” name change to HOA records.
  - **HOA Board and Membership Meeting Policy- Adopted 10/6/2010**
    - Cites meeting requirements and behavior for those meetings.



# State of the HOA

## NEW FOR 2011

### Annual Assessment Optional Payment Plan

The following are the payment options and payment schedules for the 2011 calendar year:

- Payment Option 1:     \$300 due Jan. 4, 2011
  
- Payment Option 2:     \$160 due Jan. 4, 2011 *(Includes \$10 service charge)*  
                                     \$160 due Mar. 1, 2011 *(Includes \$10 service charge)*
  
- Payment Option 3:     \$85 due Jan. 4, 2011 *(Includes \$10 service charge)*  
                                     \$85 due Mar. 1, 2011 *(Includes \$10 service charge)*  
                                     \$85 due May 1, 2011 *(Includes \$10 service charge)*  
                                     \$85 due July 1, 2011 *(Includes \$10 service charge)*



# Treasurer's Report

*Charlotte Christensen*

HOA Treasurer



# Balance Sheet



as of September 30, 2010	
<b>Assets</b>	
Total Bank Accounts	224,272
Total Accounts Receivable	4,544
Total Other Assets	29,506
<b>Total Assets</b>	<b>\$ 258,322</b>
<b>Liabilities and Equity</b>	
<b>Liabilities</b>	
Accrued Expenses	22,866
Unearned Owner Assessments	39,825
<b>Total Liabilities</b>	<b>\$ 62,691</b>
<b>Equity</b>	
Reserve Fund	109,479
Operating Fund	86,152
<b>Total Equity</b>	<b>\$ 195,631</b>
<b>Total Liabilities and Equity</b>	<b>\$ 258,322</b>

# Budget vs. Actuals

	2010 Budget	As of 9/30/2010	Projected 12/31/2010	Variance Over/(Under)	2011 Budget
<b>Income</b>					
Annual Member Assessments	159,300	119,475	159,300	-	159,300
*Donated Services	18,600	6,575	13,600	(5,000)	13,600
Total Other Income	9,800	22,229	23,714	13,914	9,800
<b>Total Income</b>	<b>187,700</b>	<b>148,279</b>	<b>196,614</b>	<b>8,914</b>	<b>182,700</b>
<b>Expenses</b>					
Administration	73,060	51,480	71,380	(1,680)	74,900
Bad Debts	2,000	2,994	3,500	1,500	2,000
Maintenance	51,000	40,762	45,103	(5,897)	60,600
Professional Fees	30,600	17,186	26,363	(4,237)	13,100
Total Other Expenses	20,900	8,868	13,299	(7,601)	22,100
<b>Total Expenses</b>	<b>177,560</b>	<b>121,290</b>	<b>159,645</b>	<b>(17,915)</b>	<b>172,700</b>
<b>Reserve Allocations</b>	<b>10,140</b>	<b>8,137</b>	<b>10,672</b>	<b>532</b>	<b>10,000</b>
<b>Total Expenses and Reserve Allocations</b>	<b>187,700</b>	<b>129,427</b>	<b>170,317</b>	<b>(17,383)</b>	<b>182,700</b>
<b>Current Year Net Income (Loss)</b>	<b>-</b>	<b>18,852</b>	<b>26,297</b>	<b>26,297</b>	<b>-</b>
<b>*Donated Services:</b>					
Accounting Oversight	4,100	3,200	4,100	-	4,100
Annual Water Report	5,000		5,000	-	5,000
Project Monitoring	1,600	1,200	1,600	-	1,600
Sports Field Mowing	5,000			(5,000)	
Website Maintenance	2,900	2,175	2,900	-	2,900
	18,600	6,575	13,600	(5,000)	13,600



# Statement of Changes In Fund Balance

	<u>Reserve Fund</u>	<u>Operating Fund</u>	<u>Total Fund Balance</u>
Balance January 1, 2010	\$ 101,342	\$ 67,300	\$ 168,642
Revenues in Excess of Expenses		18,852	18,852
Allocations to reserve fund	8,137		8,137
Reserve expenditures	-		
Balance September 30, 2010	\$ 109,479	\$ 86,152	\$ 195,631



# Common Area Maintenance

*Penny Dyer*

*Director of Common Areas*





# Common Area Maintenance

## 2010 over view

- Low expense year because of weather
- Sports field mowing trade out with golf course
- Special projects:
  - Repair of Archers wall
  - Rebuilding of trail sections
  - New trail signage
  - Replacement of landscape fabric and mulch at entrances
  - Repainting of street light poles throughout the community



# Trail Reconstruction 2010

Trail section of White Cliff which required rebuilding this past summer





# Trail Signage



Examples of the state of disrepair of existing trail signage



# Trail Signage



Example of the new signage being installed



# Common Area Maintenance

## 2011 issues

- Continue rebuilding of selected sections of the trail system
- Continue re-painting of streetlight poles
- Monitor noxious weed and request cooperation from Homeowners
- Request that homeowners mow to the road
- Pond aeration system
- Abandonment of trail section at Six Penny to the golf course cart path



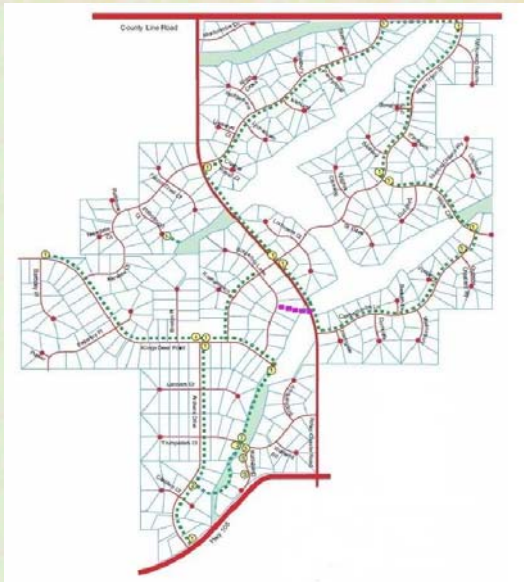
## The Pond Problem 2007 - 2010

Solution Coming Spring 2011





# Proposed Abandonment of Trail Section



Map of Community trail system



Proposed trail section is between Six Penny Lane and golf course cart path behind the 7<sup>th</sup> green



Exploded view of proposed trail section to be abandoned

# Proposed Abandonment of Trail Section



**Six Penny Trail**

*(Viewed from the south east trail head)*



**Six Penny Trail**

*(Viewed from the north west trail head)*





# Covenant Enforcement

*Dixie Schull*

*Director of Covenant Enforcement*

## Covenant Enforcement Oversight Committee Members:

- Dixie Schull (chair)
- Grace Highhouse
- Al Walter
- Allen Alchian
- Rich Paul



# Covenant Enforcement

## • 2010 Over View

- Adopted the Architectural Control Committee minutes format for continuity
- Annual Summary of Violations:

NATURE OF VIOLATION	NUMBER	NATURE OF VIOLATION	NUMBER
Fencing (snow)	2	RV	14
Parking	15	Dogs	3
Play Equipment	11	Mowing	30
Landscaping	5	Dead Trees	15
Dumpster/trash cans	13	Utility Trailers	4



# Covenant Enforcement

- **2011 Goals**

- Monitor landscaping more closely and enforce requirements
- Monitor noxious weed and request cooperation from Homeowners
- Request that homeowners mow to the road
- Monitor proper storage of RVs and boats, etc.
- Animal Control (i.e. dogs loose and barking)
- Keeping trash receptacles stored in enclosed areas



## Architectural Control Committee

*Rich Paul*

*Director of ACC*

### Architectural Control Committee Members:

- Rich Paul (chair)
- Dennis Delhousay
- George Panoncillo
- Grace Highhouse
- Allen Alchian
- Andy Waclawski
- John Highhouse
- Dave Compton



# ACC: Notable Trends and Changes

- ☞ Increase in Project Application submissions.
- ☞ New Construction activity has increased
- ☞ This year the 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 total square footage includes

- Garages
- Soffits
- Porticos
- Covered porches and decks
- Basements whether finished or not



## Overview of Project Applications 2009 VS. 2010



### 2009 Project Applications

- New Home Construction – 0
- Detached Garages – 3
- Landscaping - 21

### 2010 Project Applications

- New Home Construction – 4
- Detached Garages – 0
- Landscaping - 18





# Neighborhood Watch Program

*Sharon Kuykendall*

*King's Deer Neighborhood Watch Coordinator*



## Neighborhood Watch

- ***What is Neighborhood Watch?***
  - Program to make residents less vulnerable to crime and make Kings Deer safer
- ***What it is not?***
  - Emergency, crisis or crime response
  - Call 911 or non-emergency numbers on web site
- ***Revitalization of the “old program”***
  - Redefined existing blocks and established 23 of 37 Block Captains
  - *Volunteers needed for remaining 14 blocks*
  - Need contact info from residents for NW communications
  - Communications have started – See us if not getting them
- ***Block Captain Responsibilities***
  - Maintain coordination data for the neighborhood block
  - Receive and forward info and alerts from EPSO and KD NW



# Plans for 2011

- Recruit additional neighborhood Block Captains
- Enhance neighborhood communications and information sharing
- Expand the website page for Neighborhood Watch
- Meet twice a year (Spring/Fall)
- King's Deer National Night Out in August

***Please stop at our table to volunteer as a Block Captain and/or to provide your contact data for alerts.***

Sharon Kuykendall  
(719) 559-0628  
nw@kingsdeer.org



# Election of Directors

*John Highhouse*

*Vice President and Secretary*

**Nomination and Talley Committee Members: (elections)**

- Dixie Schull (chair)
- Tom Haddan
- Tom Van Camp
- James Van Camp



# Election of Directors Results

- **Directors serve two-year term**
  - Ballots Returned- 227
  - Votes per candidate
    - Dixie Schull- 158
    - John Highhouse- 188

## *Continuing Directors*

*(one year left):*

- *Rich Paul*
- *Penny Dyer*
- *Lewis Sydenstricker*

Remaining two vacancies will be appointed by the new Board of Directors per the by-laws.



# Water Report

*Allen Alchian*

*Director at large and Water Czar*





# Water Report



- Why water meter readings?
- Landscape irrigation
- Individual water use distribution
- KD web site information
- Acquire additional water rights



## Why Report Meter Reading?

- Mandated by Colorado Water Court
- Condition for using wells
  - Owners required to ...
    - meter all water drawn from well
    - keep consumption within authorized limit
    - report meter reading
- KD HOA tasked to
  - collect reading annually
  - create an annual report
  - send report to state in December

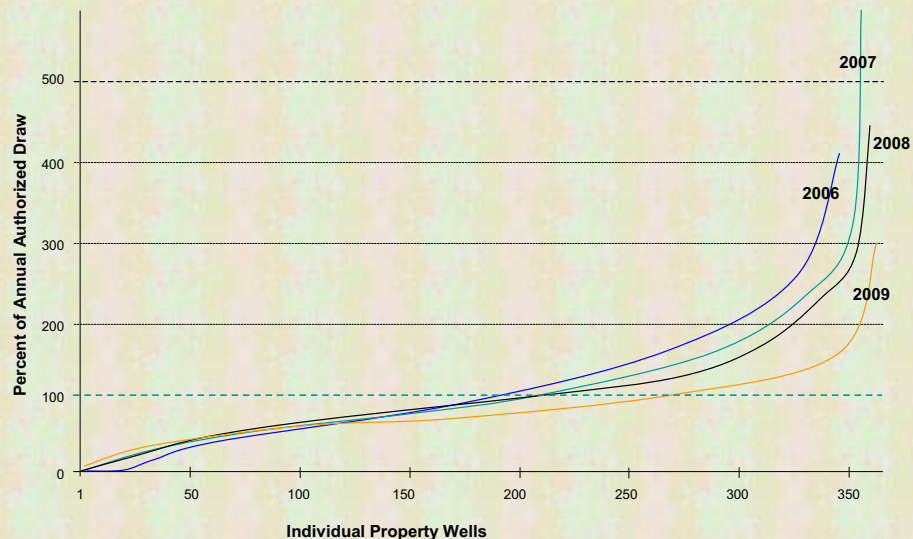


# Landscape Irrigation

- In-house daily use: 70-80 gal/person
  - ★ 29,000 gal/person annually
  - ★ 116,800 gal for family of 4 (in-house use)
- Annual limit
  - ★ 123,900 gal
  - ★ 136,530 gal
- Irrigation
  - ★ 100 gal/hr
  - ★ 10 times = 1000 gallons



# Individual Water Use Distribution



# King's Deer Web Site

- December–September
  - [www.kingsdeer.org](http://www.kingsdeer.org) > Owner Log In
  - Water > Water Consumption History
  - Prior year consumption
  - Annual max allowed consumption
- October
  - Water > Enter Meter Reading
  - Enter your meter reading in form
- November
  - Inactive to resolve new reading data



# Acquire Additional Water Rights

- Not HOA initiative
- Individual choice
- HOA goal: *no impact to HOA*
- Palmer Divide Water Company





# Purchase of Additional Water

*Bart Atkinson*

*Corporate Representative*

Palmer Divide Water Company



## Open Discussion

