



Board of Directors Minutes

January 19, 2011

Members Present: Allen Alchian (Secretary, Water), Rich Paul (VP & ACC), John Highhouse (President), Penny Dyer(Asst. Treasurer & Common Area Maintenance), Dixie Schull(CEOC & NW), Lewis Sydenstricker (NEPCO)

Members Absent: None

Meeting brought to order at 5:06 PM

Hearings began at 5:07PM and adjourned at 5:35 PM

Meeting brought to order at 5:36 PM

I. December Board minutes were approved by email on December 21, 2010 on a motion by Paul with four directors voting in favor and two abstentions.

II. Officers' Report

A. President

1. Goals and Initiatives for 2011. Highhouse presented four goals to the Board for consideration. The Board approved and adopted the goals by acclamation. The goals are:
 - a. Encourage property owners to bring their water consumption within the limits imposed upon each of us by the Colorado Water Court. Work closely with the State agencies in order to help accomplish this goal. Provide assistance in the form of education to property owners on how to better stay within their authorized limits.
 - b. Continue our multi-year plan for renovation and maintenance of HOA owned assets. This year the HOA will focus on trails, street lights, and the pond.
 - c. Continue the on-going battle against Mountain Pine Beetle (MPB). A multi-pronged approach will be used to include, but not be limited to, the use of forestry service inspections, reporting by individual property owners, inspection by HOA volunteers, removal of dead or diseased trees by affected property owners, and the clean-up of downed limbs and slash piles by affected property owners.
 - d. Maintain a balanced approach to the budget. Continue spending on necessary current demands while keeping a reserve with an eye on future HOA needs.
2. Committee Authority and Procedures
 - a. Highhouse asked the directors to consider the role of the ACC and CEOC in regards to the actions and authority vested in those two committees. From the resulting discussion the Board concluded the ACC and the CEOC were acting within their authority and in accordance with published procedures. The Board noted that the committees were composed of members who are knowledgeable of HOA policy and that this has kept the committees operating within the scope of their authority. However, it was also agreed that the Board must monitor the activities of the committees to ensure that as membership changes, the authority granted to those committees by the Board is commensurate with the experience of the members.

B. Vice President – no report

C. Secretary

1. Newsletter
 - a. The question of where to print the next edition of the King's Deer newsletter was discussed. The Board decided to use Tri-Lakes Printing because although its price was

not necessarily lowest on printing, they are able to do the complete process of folding, addressing and mailing on their bulk rate permit, which relieves the HOA from having to mail the newsletter by first class mail and having to perform some of the document preparations for mailing. In essence, accomplishing the complete job was deemed less expensive at Tri-Lakes Printing than other alternatives.

- b. Newsletter article assignments were confirmed and article deadline remains January 31.
 - c. Alchian presented a proposed policy on newsletter advertising. (copy attached) The Board approved it by acclamation.
2. Web site
 - a. Web site hosting with Go Daddy has been renewed for one year.
 - b. A new page has been added to the Owner area of the web site presenting Neighborhood Watch Block Captain information. This is behind the Owner login to limit access to only members of King's Deer HOA.

D. Treasurer

1. Dyer moved to approve the November Financial Report. Motion seconded and approved unanimously.
2. December Financial Report (Attachment 1) was briefly reviewed. Approval was postponed until some additional details are available for the directors to review. The Board agreed to allow approval by email.
3. 2010 Financial Review will be accomplished after the primary tax season. The Review, in lieu of an audit, will be performed by BiggsKofford who performed previous King's Deer audits. Scheduling the Review after the prime tax season reduces the price of the Review. If the Review reveals any unexpected results the Board may have a complete audit performed.
4. The HOA tax returns will be completed in March.
5. A Reserve Study update was suggested by Alchian. The Board requested Alchian to approach some candidate firms that perform reserve studies for cost and services information.

III. Directors' Reports

A. Common Areas

1. Trail Signs
 - a. The total trail sign upgrade and replacement program has been completed and it cost \$1,627.44, substantially below the original \$3000 estimate.
 - b. Alchian reported that the two additional signs along Glenthorne that were approved by the Board in December have been installed.
 - c. Alchian requested the board approve replacement of one trail sign at Insborough. He explained that this sign was not included in the sign upgrade and replacement program because it has little public exposure and was in good shape. However, sometime after the trail sign survey was completed the sign was destroyed, so a new one is needed to identify the trailhead to the playground area from Insborough. He estimated the replacement cost would not exceed \$50 because we have the materials so only labor is involved. The board approved by acclamation.
2. Dyer reported that 18 light poles have been refinished in 2010.
3. The Castlecombe and Roller Coaster light pole destroyed by a vehicle during a snow storm has been removed and replaced, reported Wasson. The light is not yet connected because we first have to obtain a light globe; it is on order.
4. Trail culverts have been replaced at 22 locations, but the additional trail surfacing material approved by the Board in December was not purchased because winter weather has delayed that work until Spring. Once the weather improves the trail resurfacing will resume.
5. The trail condition at the corner of Royal Troon and County Line Road was cited as a safety concern by Paul. He suggested it poses a safety hazard due to the relatively steep slope in the

- trail surface toward the drainage ditch. Dyer will evaluate with Al Goodman and report back to the Board.
6. The proposed abandonment of the short Sixpenny trail has generated no response, either for or against, by association members.
 7. Pond repair work to be done in 2011 will be rebid by Dyer to get current pricing.
- B. Covenant Enforcement
1. Schull gave a synopsis of the covenant enforcement activity and reported that the Covenant Enforcement Oversight Committee is monitoring properties delinquent on submitting the 2010 water meter readings. (Attachment 2)
 2. Schull recommended the Board appoint the following HOA members to the CEOC for 2011: Allen Alchian, Richard Paul, Al Walter, Dixie Schull and Grace Highhouse. Sydenstricker moved to approve the appointments. Motion seconded and approved unanimously.
- C. Architectural Control Committee
1. Paul reported there are currently 52 active projects and he summarized the different types of projects. (Attachment 3)
 2. ACC Committee Appointments for 2011. Paul presented a list of individuals he recommended the Board appoint to the ACC for 2011. In addition, he recommended the board exercise the authority provided in item 14 of the *Policy on ACC Membership and Voting* to waive the requirement that any ACC member missing three consecutive meetings shall automatically lose voting privileges on the committee. He explained that all individuals he is recommending for appointment have extensive experience on the ACC, and that missing three consecutive meetings does not make them unable to effectively enforce the standards of the HOA. Furthermore, because often the ACC meetings have only the minimum three committee members present to form a quorum, enforcement of this one standard can result in the ACC not being able to convene the meeting. After a short discussion Schull moved to approve the members recommended by Paul for the ACC and also waived the provision for these specific members to lose voting rights if they miss three consecutive meetings. The motion was seconded and approved unanimously. The following individuals were appointed to the ACC in 2011: Allen Alchian, Dennis Delhousay, Tom Haddan, Rich Paul, Andy Waclawski, George Panoncillo, Grace Highhouse and John Highhouse.
- D. NEPCO
1. Sydenstricker reported that the January 8, 2011 NEPCO meeting covered wildfire mitigation in forested areas. He mentioned that some insurance companies provide a discount to their clients when proper forest clearing practices, including establishing fire-safe zones, is applied. It is up to each property owner to pursue that possible discount through their insurance company. The meeting also covered the impact of the Mountain Pine Beetle (MPB) and Ips beetle. He will draft an article about this for publication in the Kronicles.
 2. The Board discussed having another inspection of trees by the Colorado Forest Service in 2011. This is a continuing battle against MPB and the destruction of the forest in King's Deer.
- E. Neighborhood Watch (Attachment 4)
1. New Neighborhood Watch signs were installed on Archers Drive near Highway 105, on Roller Coaster Road near Highway 105, and on King's Deer Point near Bardsley Court. The only entrance without a sign is Pagentry Place coming from Tall Pines Ranch because the County does not consider this a major entrance. Paul suggested perhaps the HOA could produce the needed sign. This will be investigated.
 2. A Neighborhood Watch alert was sent out in early January seeking information on the vehicle that knocked down the light pole at the corner of Castlecombe Lane and Roller Coaster Road the evening of December 30 or 31. A couple of reports were received from Block Captains which were passed on to the HOA office.

F. Water (Attachment 5)

1. 19245 Lochmere Court, Lot 47 Highlands filing 2 had been fined for a late meter reading. Sydenstricker moved to waive the fine since the property was a foreclosure and the new owners responded promptly to our reading request when they received ownership. Motion seconded and approved unanimously.
2. Paul reminded directors of the February 3, 2011 conference call about Water Court Case 10CW64. This call is to all groups who have filed a Statement of Opposition. According to the HOA water attorney, Hank Worley, the purpose is mostly administrative in nature.
3. A King's Deer HOA letter was sent to each 2010 excessive water user on January 13, 2011. The letter advised the owner of their water consumption, their water limit, and offered volunteers to visit to discuss some factors and ideas that might help reduce consumption. Three homeowners have taken advantage of the offer thus far.
4. Five meter readings remain delinquent, and fines against these owners are accruing.

G. Executive Director

1. The office will be closed for President's Day on Monday, February 21.
2. Registration of the HOA with the Colorado Real Estate Commission was accomplished January 13, 2011 in accordance with the requirements of HB10-1278. This is an annual requirement. The passage of HB10-1278 requires the Colorado Division of Real Estate to register homeowners associations starting January 1, 2011. The registration includes an \$8.93 fee paid by registering HOAs, which is used to fund one position in the Department of Regulatory Agencies. That position—HOA Information Officer—is "...a clearinghouse of information concern the basic rights and duties of unit owners, declarants and unit owner associations." This law is in effect until September 1, 2020 when it is scheduled to repeal.
3. Thirteen properties have changed ownership during the last 60 days. (Attachment 6)

Next Board Meeting: 5 PM Wednesday, February 16.

Hearing Results Summary:

1. 810 Trumpeters Court, Lot 6 Classic filing 6 – commercial vehicle parking
The board voted unanimously to uphold HOA vehicle parking limits and not grant a waiver for vehicle parking at this property. Future violations will result in an immediate \$50.00 fine per occurrence.
2. 20416 Hunting Downs Way, lot 45 Highlands filing 5 – dead trees
The Board voted unanimously to require removal of the dead trees by February 4, 2011; if not accomplished by that date a \$50.00 per week fine thereafter will be imposed until removed.

Schull moved to adjourn at 8:09 PM. Motion seconded and approved unanimously.

Minutes approved January 31, 2011 on a motion by Paul; five in favor and Sydenstricker abstaining..

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John Highhouse, President King's Deer HOA

Allen Alchian, Secretary King's Deer HOA

Attachments:

1. December 2010 Financial Reports
2. CEOC Report
3. ACC Report
4. Neighborhood Watch Report
5. Water Report
6. Property Owner Changes