



Board of Directors Minutes

February 16, 2011

Members Present: John Highhouse (President), Rich Paul (Vice President), Dixie Schull (Covenant Enforcement Oversight Committee and Neighborhood Watch), Lewis Sydenstricker (NEPCO), Penny Dyer (Common Areas and Assistant Treasurer), Allen Alchian (Secretary and Water Resources)

Hearings brought to order 5:03 PM

Hearing adjourned at 5:14 PM

Regular meeting brought to order at 5:16 PM

I. Approval of January 19, 2011 Minutes. Minutes were approved January 31, 2011 via email on a motion by Paul. Five in favor and Sydenstricker abstained.

II. Officers' Report

A. President

1. Legal Accounts. After some discussion, the board approved by acclamation to close the account for 18647 Falcon Crest and to retain the account for 19845 Kershaw Court.

B. Vice President No report

C. Secretary

1. Newsletter.
 - a. Alchian reported the February newsletter was distributed to email subscribers February 9, mailed to others Friday February 11, 2011, and is available on the website.
 - b. Paul moved to set the deadline for articles for the next edition as May 23, 2011, Motion seconded and approved unanimously.
2. Newsletter Advertising Policy. By email vote on February 19, 2011 the board approved a policy for ads in the HOA newsletter. (Attachment 1)

D. Treasurer

1. December Financial Report. By email, Schull moved to approve the December financial report. The report was approved February 1, 2011 with five in favor; Sydenstricker abstained.
2. January Financial Report. The report will be circulated after the meeting to directors by email. Dyer requested Board approval by email upon completion of report receipt and no further questions by board members.
3. Reserve Study. Alchian sent a Request for Proposal to three companies about two weeks ago. One has responded in the past week.
4. Update on non-paid 2011 HOA dues. 42 properties still owe the 2011 assessment.
5. Member Balance Detail. Paul recommended suspending additional fines for not-reporting water meter readings until a policy has been finalized. Motion carried and approved unanimously.
6. 19215 Royal Troon, Lot 36 Highlands filing 2. Owner has accepted the Board's proposed resolution to the outstanding account.

III. Directors' Reports

A. Common Areas

1. Trail Signs. The Insborough trail sign, which was damaged last fall, has been replaced.
2. Castlecombe/Roller Coaster Light Pole. The destroyed light pole has been replaced.
3. Paul moved to replace stop sign posts at Royal Troon/Roller Coaster and Kershaw/Roller Coaster with the surplus Classic-style light posts. Seconded and approved unanimously.

4. Office Signage. Alchian will investigate costs for producing signage for the HOA office.
5. Highway 105 Wall Lighting. Paul noted that several lights along the wall are not working. Dyer explained they are damaged by snow plows. Paul suggested that perhaps the lighting could be changed from a ground-mounted fixture to a wall-top configuration. Dyer agreed to investigate what might be available and the cost.
6. Sixpenny Trail. No objections have been received to the publicized plan to abandon the short trail segment leading from Sixpenny Lane to the golf course cart path at the Roller Coaster Road underpass. Paul moved to approve abandoning the trail, which will include reseeding that trail segment with native grass. Motion seconded and approved unanimously.

B. Covenant Enforcement

1. Enforcement Status Report
 - a. Three (3) new items of business were discussed (slash/dead trees/berm).
 - b. Four (4) second notice letters regarding reversed water meter readings were mailed.
 - c. Five (5) resolved violations were closed out.
 - d. Five (5) previous violations still remain to be corrected.
 - e. Three (3) water meter readings remain delinquent. Any further action on these will be left to the Division of Water Resources to pursue.
2. Proposed Policy on Meter Reading Delinquency. After a short discussion the Board agreed that Highhouse should coordinate the proposal with the HOA attorney.
3. Dead Trees. Because the Black Forest Slash and Mulch Center is closed until April 23, Schull moved that owners be given until April 30, 2011 to remove dead and diseased trees, and slash. Board approved by acclamation.

C. Architectural Control Committee

1. Project Status Update. (attachment 1)

Paul reported there are 58 active projects.

 - a. 1 new construction project approved since last report,
 - b. 1 snow fence approved
 - c. 1 new construction project is pending
 - d. 19010 Purser Court, Lot 5 Classic filing 3. A neighbor submitted opposition to the initial site location of the residence citing view obstruction issues. Meetings between the two parties resulted in a compromise. Final ACC approval is pending receipt of a new site plans, re-staking the proposed location, and a new on-site inspection by ACC members.
 - e. 2 project monitor visits were conducted.
3. Landscape and Fence Application Change. Paul stated that the application form has been modified by adding the following statement.

Notice to submitting Owner:

It is the owner's responsibility to ensure that any landscaping approved by the HOA does not result in exceeding the maximum allowed water usage as per the water augmentation plan governing that particular property. Approval of a landscape plan by the HOA does not constitute a waiver of the owners responsibility to adhere to the water augmentation plan and the HOA can not be held liable in the event of an owner exceeding their annual water allocation as a result of that approval.

D. NEPCO

1. Sydenstricker reported the next meeting is March 12, 2011 at the Monument Town Hall.

E. Neighborhood Watch

1. Kuykendall submitted her report in writing; Liz Dreher, Crime Prevention Coordinator is the new contact at the El Paso County Sheriff's Office.

F. Water (attachment 2)

1. 2010 Annual Water Report Revision 1 was sent to the Division of Water Resources the first week of February. It provides meter readings that were received after the reporting deadline in November 2010.
2. About a dozen King's Deer residents have requested assistance in evaluating their water consumption situation. Most excess consumption is occurring due to summer landscape irrigation, however there are a few residents who have large families, and these folks will have difficulty complying with the current water restrictions.
3. Notices have been sent to the five owners who have meters installed backwards. Only two continue to remain non-responsive.
4. The end-of-January meter readings which were directed by the Division of Water Resources, were sent to DWR on February 6.

G. Executive Director

1. Office Schedule/Closures. Office will be closed Monday, February 21, 2011
2. Property Ownership Change. Three properties changed ownership since the January Board meeting. All were in King's Deer Subdivision.
3. Computer Class. Paul moved to approve funding for Wasson to attend training on Windows 7 and Office 2010. Motion seconded and approved unanimously.
4. Disposal of 2010 ballots. Alchian moved to approve shredding of the ballots for electing directors for the two year term beginning 2011. Motion seconded and approved unanimously.
5. Office equipment. Highhouse moved to table the decision until March 16, 2011 meeting. Motion seconded and approved unanimously.

IV Hearing Result:

- A. 19225 Lochmere Court, Lot 46 Highlands filing 2 – water meter reading.** Owner will be asked why they were not responsive to the HOA letters sent in November 2010 that alerted them to their missing meter reading.

Alchian moved to adjourn at 7:09 PM. Motion seconded and approved unanimously.

Next Board Meeting: 5 PM Wednesday, March 16, 2011 at 707 County Line Road, Palmer Lake, CO

/ signed /

John Highhouse, President.

/ signed /

Allen Alchian, Secretary.

Attachments:

1. ACC Report
2. Water Report