



## Board of Directors Minutes

March 16, 2011

Members Present: John Highhouse (President), Rich Paul (Vice President), Allen Alchian (Secretary), Penny Dyer (Asnt. Treasurer), Lewis Sydenstricker

Members Absent: Dixie Schull

Guests: Monica Shoffeitt

Board meeting brought to order at 5:00 PM.

Hearing brought to order at 5:01 PM

Hearing adjourned at 5:45PM

Board meeting brought to order at 5:46 PM.

I. Approval of February 16, 2011 Minutes. Motion from Paul by email to approve the February 16, 2011 Board Minutes. Seconded. Four voted to approve, Schull abstained. Minutes approved on February 28, 2011.

### II. Officers' Report

A. President. No Report

B. Vice President. No Report

C. Secretary

1. May Newsletter Assignments. Alchian reminded Board members that newsletter articles are due May 23, 2011; identify topics at the next Board meeting April 20, 2011.

D. Treasurer

1. January Financial Report (Attached). By email, Dyer moved to approve the January financial report. Seconded and approved by five directors on February 28, 2011; Schull abstained.
2. February Financial Report (Attached). Dyer moved to approve February financials. Motion seconded and approved unanimously.
3. Delinquent Assessments. Annual assessments for thirty-five properties are unpaid.
4. Reserve Study Proposals (Report attached)
  - a. Paul moved to approve finding a reserve study for this fiscal year. Motion seconded and approved unanimously.
  - b. Alchian moved to contract with Miller-Dodson for the reserve study. Motion seconded and approved unanimously. Alchian will contact Miller Dodson and request they do the study at the end of July.
5. 2010 Taxes. Completed and filed with the IRS.

### III. Directors' Reports

A. Common Areas

1. Community Park Signs. By email, Paul moved to approve the purchase of replacement signs for the community park. The motion was seconded and approved unanimously by email on March 4. Dyer reports the signs have now been replaced.
2. Office Signage. A King's Deer sign was installed at the driveway on County Line Road.
3. Trail Maintenance. Dyer directed Goodman & Sons to begin trail repair at the corner of Royal Troon Drive and County Line Road.

4. Street Light Pole Refinishing. The smaller light poles in the Classic subdivision will receive maintenance this year.
  5. Pond. Dyer stated that last year's bid on the pond aeration system is still valid. She will be contacted by the contractors once products arrive and finalize other details of the work at that time.
  6. Sixpenny Trail Restoration. This abandoned segment of trail will be seeded and restored to native grasses this spring.
  7. Entry Monuments. Dyer noted mortar and stonework at County Line entries is loose. Work to repair them has not yet been scheduled.
  8. Stop Sign Posts at Roller Coaster Intersections. Paul will investigate the possibility of replacing the square steel galvanized posts with the Brandon Industries poles used throughout King's Deer.
  9. Playground equipment has received repairs but painting is required and will be scheduled.
- B. Covenant Enforcement
1. Enforcement Report (Attached)

There are 11 violations. Two previous violations have been resolved. Dead or diseased trees have been identified for removal on 9 properties. Water meter readings for 2010 are delinquent for three properties; the Colorado Department of Water Resources will contact the delinquent owners.
- C. Architectural Control Committee
1. Project Status Report (Attached)
    - a. Paul reported the ACC has 60 active projects. Since the February board meeting the ACC approved one new construction project, one trampoline installation, and one snow fence.
    - b. The ACC project monitors accomplished on project site visit.
    - c. King's Deer has three homes currently under construction. There are no home construction project applications awaiting ACC approval.
- D. NEPCO
1. Sydenstricker attended the March 12 meeting which featured the El Paso County Assessor as was the guest speaker. Topics covered included property taxes and property assessments. Owners should be receiving a new assessment this month; if they don't agree with the assessment they have three months to appeal.
  2. The next NEPCO meeting is May 14, 2011 and will be a presentation on the 2010 census and demographic changes.
- E. Neighborhood Watch
1. Kuykendall submitted the report by email. Mary Laporta of 745 Trumpeters Court has volunteered to be the Captain for Block #2.
  2. One alert was sent out during the past month regarding a hit and run destruction of a mailbox monument on Archers Drive the morning of March 9, 2011.
  3. Alchian and Kuykendall will meet and discuss setting up the email addresses for the Block Captains on the website.
- F. Water Report (Attached)
1. Division of Water Resources has contacted the three owners who have not yet reported their 2010 water meter reading. Wasson reported she has received contact from two of the three owners and one has provided the meter reading; the other will send it in shortly.
  2. Mr. Hollister also contacted by mail the homeowners who had a meter installed backwards and requested they install the meter properly by the end of March and send the new readings to both him and the HOA.

3. Resolution 01-2011 On Delinquent Water Meter Reading Policy (Attached). Paul moved to approve the resolution with the revisions made to the “Delinquent Water Meter Reading Policy”. Motion seconded and approved unanimously.

G. Executive Director

1. Office Closure: March 28, 2011 (computer training), and April 5 through April 13 (vacation).
2. Property Ownership Change. One since the February Board meeting: 2014 Stoneleigh
3. Storage Unit. Alchian noted the current storage unit is completely full and accessing materials is extremely difficult. He suggested Wasson investigate the cost of an additional storage unit and report to the Board by email. The board agreed by acclamation.

IV. Hearing Results

- A. 19225 Lochmere (Request for relief from penalty for delinquent water report). Board unanimously approved waiver of fine based on unique chronological circumstances.
- B. 20416 Hunting Downs Way (Parking lawn tractor and trailer in public view). Board noted history of non-payment for several delinquencies, and therefore approved the Board president to contact the HOA attorney about filing a lien on this property and to have the HOA attorney notify the owner of their obligation to comply with HOA regulations and covenants, and to pay amounts due to HOA.

Next Board Meeting: 5 PM Wednesday, April 20.

Alchian moved to adjourn at 7:45 PM. Motion seconded and approved unanimously.

*// Signed //*

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*John Highhouse, President*

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*Allen Alchian, Secretary*

Attachments:

1. January Financials
2. February Financials
3. Reserve Study Proposals
4. CEOC Report
5. ACC Report
6. Water Report
7. Resolution 01-2011 On Delinquent Water Meter Reading Policy