



Board of Directors Minutes
April 20, 2011

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

Regular meeting brought to order at 5:04 PM

Hearing brought to order at 5:05 PM and adjourned at 5:15 PM

Regular meeting resumed at 5:16 PM

I. Approval of March 16, 2011 Minutes. Paul moved to approve minutes per email on March 28, 2011. Motion seconded and approved unanimously.

II. Officers' Report

A. President

1. Clarification on authority granted to ACC and CEOC.

- a. The Board confirmed that in accordance with their charters and published procedure, the ACC and CEOC is granted authority as committees to take certain actions and make decisions on behalf of the Board. However, the Board emphasized that this authority does not extend to individual committee members to take action nor to make decisions on behalf of the entire committee.

B. Vice President – No report

C. Secretary

1. May Newsletter

- a. Alchian suggested several subjects for articles and reminded directors that the deadline for articles is May 23, 2011

2. Web Site

- a. Alchian explained to the Board that the HOA is subscribing to three distinct products through our web hosting company (email, web hosting and web site security) and that the three products all have separate renewal dates. To reduce administrative tasks on the HOA of tracking and renewing three products at three different times in the year, he had the renewal dates of the three products all extended to a single date to coincide with the existing renewal date of the of the web site security product: March 2014. The cost was the same rate as the HOA has been paying for these services over the past year; and came to about \$150. Therefore, the next payment for the HOA web site, email and security will not be due until March 2014, at which time all will be renewed simultaneously. Domain name renewal (kingsdeer.org) is a separate product provided by a separate company, so it will continue to be renewed annually.

3. Director Election and Annual Meeting

- a. Alchian and Paul have started working the details for the director election and the November 8, 2011 Annual Meeting.
- b. The Board members unanimously agreed to conduct the director election by mail in advance of the Annual Meeting, as was done in 2010.

D. Treasurer

1. March Financials (report attached)

- a. The directors reviewed the financial report but will await clarification on some details before approving the March financials. They agreed to allow approval by email.

- b. Dyer recommended the Board fully fund the Reserves allocation for 2011. The Board approved by acclamation.
2. Delinquent Assessments
 - a. Dyer reported that the HOA has \$16,509.00 of unpaid assessments, fines, interest charges and late fees. The Board agreed to examine the three most egregious accounts for possible additional action that might resolve the unpaid balances.
3. Reserve Study
 - a. Alchian contacted Miller-Dodson and confirmed to them that they were selected by the Board to do the reserve study. The company agreed to perform the study in mid-summer as preferred by the Board. Alchian will serve as the primary contact between the HOA and Miller-Dodson.

III. Directors' Reports

A. Common Areas

1. Display of Curb Appeal Sign. The Board approved by acclamation display of the Curb Appeal sign at their area of work for 30 days in accordance with the signage policy.
2. Community Park Signs have been updated and installed.
3. Trails. Dyer stated that the contractor will start work on trails including leveling the trail at Royal Troon Drive and County Line Road.
4. Rathbone Street Light. This street light was destroyed by an unfriendly encounter with a vehicle on April 11. The fixture was replaced within 48 hours.
5. Pond. Dyer reported work will start the last week of April to install four aerators and an electrical extension for the fountain to improve oxygen distribution.
6. Stop Sign Posts at Roller Coaster Intersections. The Board would like to replace the square galvanized steel stop sign poles with the standard King's Deer style pole. Paul received an email from El Paso DOT that our poles do not meet current MUTSV standards. Highhouse will contact the HOA attorney about potential liability to the HOA.
7. Wall Lighting. At Highway 105. Wasson stated that the electrician contacted did not feel it was feasible to place lighting at the top of the wall to reflect downward. The Board agreed the current lighting situation is unacceptable because of frequent damage to the current fixtures.

B. Covenant Enforcement. No April meeting due to lack of a quorum. Next meeting is May 5.

C. Architectural Control Committee (report attached)

1. Projects Update. There are currently 58 active projects with one new construction project pending. Four project monitor visits were conducted and two landscape projects were approved.

D. NEPCO.

1. Sydenstricker reported the next meeting will be May 14, 2011 at the Monument Town Hall, 10 AM, and will cover results of the 2010 census in this area and provide information about how to access the census data. The meeting is open to all King's Deer owners.

E. Neighborhood Watch (report attached)

1. No adverse activity since the last Board meeting..
2. One Block Captain resigned and needs to be replaced.
3. Kuykendall is updating her database of properties and owners. She asked that the HOA provide updates to her when ownership of properties change. The Board agreed.
4. There will be no Spring Block Captain meeting.

F. Water Resources (report attached)

1. Alchian reported that all delinquent water meter readings from 2010 have now been reported. Also, owners who have water meters installed backwards have either fixed the problem or provided a date by which the problem will be fixed.
2. One owner requested water conservation consultation in the past 30 days and that was provided.

G. Executive Director

1. Office Schedule/Closures. None pending before the next Board meeting. However the office will be closed on Memorial Day, May 30.
2. One property has changed ownership since the last Board meeting.
3. Computer Class on Microsoft Office 2010 was attended by Wasson.
4. Architectural Drawing Storage Tubes were purchased and received. They need to be labeled for storage of the ACC drawing archive. Labels are on order.
5. Annual Mountain Pine Beetle Inspection
 - a. The Board agreed to schedule the inspection by the Forest Service for Monday, May 16, and if a second day is needed, Wednesday, May 18.
 - b. The properties to be inspected are those south of Trumpeters Court, north of Highway 105, and from Roller Coaster Road west to the subdivision boundary. The HOA office will mail notices to the residents of the affected properties during the first week of May.
 - c. Sydenstricker, Alchian and Paul will accompany the State Foresters during the inspection.
 - d. Community Association Institute (CAI) Law Day Seminar will be attended by Wasson and Alchian.
7. Storage Unit
 - a. The Board noted that access to the HOA administrative materials and archives are hampered by the storage of maintenance items such as street light poles. The smaller second unit cannot accommodate the excess material. The Board therefore directed Wasson to investigate the cost and availability of a larger second storage unit to replace the current small one.

IV. Other Business

A. Hearing: 19336 Queens Crescent—vehicle parking

1. The Board directed that beginning May 1 if there are multiple vehicles found parked in the driveway, each verified occurrence will result in a \$50.00 fine.

Schull moved to adjourn at 6:59 PM. Motion seconded and approved unanimously.

Next Board Meeting: 5 PM Wednesday, May 18.

// Signed //

John Highhouse, President

// Signed //

Allen Alchian, Secretary

Attach:

March Financial Report

ACC Report

Neighborhood Watch Report

Water Report (WY 2010)