



**Board of Directors Minutes**  
June 15, 2011

Members Present: John Highhouse (president), Rich Paul (vice president and ACC), Allen Alchian (secretary), Penny Dyer (assistant treasurer and common areas), Dixie Schull (covenant enforcement), Lewis Sydenstricker (NEPCO)

Guests Present: Mr. and Mrs. Robert Martinez; Mr. Ed Nadeau

Hearing brought to order at 5:08 PM

Hearing adjourned and Board meeting resumed at 6:36 PM

I. Record of Previous Board Action

- A. May 18, 2011 Board of Directors meeting minutes approved unanimously by email May 30, 2011 on a motion by Rich Paul.
- B. The Board approved by email on May 26, 2011 a partial refund of a fine imposed on 19610 Rathbone Court.
- C. The Board approved by email on May 26, 2011 a reduction of fines imposed on 615 Kings Deer Point and 18025 Archers Drive.

II. Officers' Report

A. President

1. Unsolicited Real Estate Offer. Board received an offer to purchase a King's Deer property. The Board declined the offer.
2. Mowing deadline. The Board expressed dissatisfaction with the existing mowing notification signs. Dyer moved to approve purchasing mowing deadline reminder signs at entries to the subdivision. Motion seconded and approved unanimously.

B. Vice President. No report.

C. Secretary

1. Newsletter has been completed and distributed.
2. Director Election and Annual Meeting. Alchian recommended that a proposed 2012 budget be reviewed at the next board meeting..

D. Treasurer

1. May Financial Report. (Report attached) Paul moved to approve May financials as submitted. Motion seconded and approved unanimously.
2. Delinquent Assessments. Paul moved to approve liens on all delinquent HOA accounts exceeding \$500.00. Seconded and approved unanimously.
3. Reserve Study. Alchian reported this study will commence in July.
4. Financial Review. This review will be accomplished later in the summer.
5. 18025 Archers Drive Fine Waiver Request. Owner accepted terms offered by the Board to resolve the outstanding fines.

III. Directors' Reports

A. Common Areas

1. Monuments/entrances. All entrances have been mowed, fertilized and sprayed for noxious weeds.

2. Entry Monuments Light Fixtures. Dyer stated that fixtures at Kershaw Court and County Line Road have been checked. The electrician will report to her about the fixtures at Archers Drive and Highway 105.
  3. Pond. Bubblers are installed and working. The fountain timer has been set, but the spray arc may need to be adjusted.
  4. Sprinklers. System at Roller Coaster and Highway 105 needs repair. The valve box at Kershaw Court and County Line Road will be replaced; once the valve box has been replaced we will add structure fill to the trail to bring it to grade (at the top of the valve box.)
  5. Playground. Dyer is soliciting bids for painting bridges and playground equipment. The common area has been mowed and weeds treated.
  6. Stop Sign Posts at Roller Coaster Intersections. Goodman has been tasked to place Classic style poles for stop signs at intersections where there are no light poles.
  7. Lighting For Highway 105 Wall. Dyer is continuing to research different lighting fixtures.
  8. Mountain Pine Beetle (MPB) Infestation Report. The notification letters about MPB have been mailed and the residents have removed all noted infected trees.
- B. Covenant Enforcement
1. Notification letters have been mailed to the following:
    - 4 utility trailers/RV's/snow removal equipment
    - 12 dead trees/slash
    - 2 snow fences
    - 1 parking violation (w/garage door)
    - 8 trees w/ips/MPB/red turpentine beetle identified
    - 2 dogs barking and/or trespassing on neighbor's propertySchull noted that the CEOC closed 14 covenant violations.
- C. Architectural Control Committee
1. Project Status Update. Paul stated that there are currently 62 active projects on file, 1 new construction project disapproved and 6 project monitor visits conducted.
  2. Committee Membership Update
    - a. John Witsken. Paul reported that Mr. Witsken has attended 3 consecutive meetings and the ACC is requesting the Board members approve his appointment to the committee. Alchian moved to approve. Motion seconded and approved unanimously.
    - b. Grace Highhouse. Ms. Highhouse tendered her resignation on June 12, 2011 because of her work schedule she is unable to attend the meetings.
- D. NEPCO. The next meeting is July 16, 2011 at the Monument Town Hall; it will be a presentation about HOA legal issues by attorney Lenard Rioth.
- E. Neighborhood Watch. No report
- F. Water. Alchian reported the Palmer Divide Water Company is nearing completion of the first draft of its proposed water augmentation plan. Possibly the HOA will have a copy to review by mid-July upon completion of the engineering report. There will then be a 90 day comment period. The Company then will attempt to resolve any contested details. Alchian does not expect the augmentation plan to receive a water court hearing prior to November 2011 at the earliest, and therefore anticipates any sale of additional water rights to King's Deer owners will not occur before 2012.
- G. Executive Director
1. Office Scheduled Closures. July 1 and 4th, 2011.
  2. Property ownership changes. Wasson reported that five properties changed ownership since the last Board meeting.

3. Annual Mowing Update. New signs will be printed for the monuments as reminders to the residents of the deadline for mowing on June 26, 2011.
4. Storage Unit Reorganization Wasson was requested to confirm Al Goodman will have all items moved out of Front Range Storage by June 20, 2011.
5. Request for mowing deadline extension (19627 Guildford Court). Approved by acclamation.
6. Temporary Parking Waiver Request (19656 Guildford Court). Approved by acclamation.

IV. Hearings

- A. 19265 Lochmere Court (48H2) – Resident present.
  1. flatbed trailer. The violation is now resolved. The Board unanimously approved closing the violation.
  2. snow removal equipment. The violation is now resolved. The Board unanimously approved closing the violation.
- B. 750 Caspian Court (18C1) utility trailer – Resident present. The violation is now resolved; the Board unanimously approved closing the violation.
- C. 445 Kings Deer Point (43C1) utility trailer and motor home. Board unanimously approved a retroactive Extended Parking Permit to avoid penalizing the owner for the tenant’s excessive parking of an RV during the Memorial Day period, and to impose an immediate \$50 fine in the future for further violations of the RV parking restrictions or of the trailer parking restrictions.
- D. 19635 Insborough Court (32H1) dead tree. Board unanimously approved to set tree removal deadline for July 1, 2011, and if not removed by that date a \$50 per week fine will be assessed until it is removed.
- E. 19205 Sixpenny Lane (1H2) dead trees. Board unanimously agreed to extend tree removal deadline to July 31 to allow owner opportunity to save the tree. If not alive, and not removed by August 1 this violation will be the subject of a hearing at the August 17 Board meeting.
- F. 2132 Trenholme Drive (56H5). Board unanimously approved closing this violation.

Next Board Meeting: 5 PM Wednesday, July 20.

Schull moved to adjourn at 9:01PM. Motion seconded and approved unanimously.

*/ Signed /*

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John Highhouse, President

*/ Signed /*

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Allen Alchian, Secretary

Attach:

1. Financials
2. ACC Report