



**Board of Directors Minutes
July 20, 2011**

Members Present: Dixie Schull (CEOC & Neighborhood Watch), John Highhouse (President), Penny Dyer (Asst. Treasurer & Common Area Maintenance), Rich Paul (Vice President & ACC Chairman)

Members Absent: Allen Alchian (Secretary & Water), Lewis Sydenstricker (NEPCO)

Meeting brought to order at 5:20PM
Hearings brought to order at 5:21PM
Hearings adjourned at 6PM
Meeting brought to order at 6:01PM

II. Record of Previous Board Action

- A. On June 24, 2011, via email, Paul motioned to approve the June 15, 2011 Board of Directors meeting minutes as submitted. Motion seconded and approved unanimously.

III. Officers' Report

A. President - no report

B. Vice President

1. Community Entrance Signs Proposal - Paul presented a slide show on a proposed informational entrance signage system that would replace the current small coroplast and vinyl being used. Highhouse proposed allowing \$2,000.00 for one initial sign to be placed at an entrance as yet to be determined. Motion seconded and approved unanimously.

C. Secretary

1. Fall Newsletter. - Highhouse set October 1, 2011 as a deadline for receipt of articles with a mailing date on or about October 15, 2011.
2. Election of Board of Directors. - Paul reviewed the "key" dates for the annual election of the board of directors as well as the Annual HOA community meeting in November. The "call for candidacy letter" has been vetted by the HOA attorney and reviewed by the board members. Schull moved to accept the "call for candidacy" letter as submitted. Motion seconded and approved unanimously.

D. Treasurer

1. June Financial Report. - Dyer moved to table the June financials pending further review. Motion seconded and approved unanimously.
2. Delinquent Assessments. - Board members discussed legal options available to the HOA for the collection of the 2011 HOA Annual Assessments from properties that are in arrears.
3. Reserve Study Status. - Alchian and Paul met with reserve study analyst Rick McKittrick from Miller-Dodson and Associates. Mr. McKittrick will be conducting the on-site reserve study the weekend of July 22nd-July24th and submitting the Study for review shortly thereafter.

4. Financial Review Update (auditor's review of KD finances) - Dyer stated that all information requested by the auditor has been provided and she believed the review will be completed by the end of July by the HOA's auditors BiggsKofford.
5. 2012 Budget. - Paul moved to approve the proposed balanced budget for 2012 as submitted. Motion seconded and approved unanimously.
6. Funding Sources for Major Maintenance or Repair Requirements. - The board will convene a work session for the purpose of exploring potential options available to the HOA for funding of capital improvements or unforeseen major repairs.

IV. Directors' Reports

A. Common Areas Maintenance report

Dyer filed the following report;

1. Entrances - Initial cleanup of dead trees, shrubs, spraying for noxious weeds, insects and disease has been accomplished. Sprinkler system along wall at 105 has been repaired.
2. Street Lights - The HOA has had 6 light poles powder coated and or repaired.
3. Playground - The common area has been mowed and sprayed for thistle and broad weeds and the painting and repair work on the playground equipment has been completed.
4. Pond - The new aeration system has been installed and the pond was sprayed for duck weed. The electrical cord to the fountain was lengthened allowing the fountain to be relocated more centrally in the pond.
5. Trails - New trail and fill material was spread in areas of the trail weathered by the winter, noxious weed spraying was done to eliminate thistle and broadleaf weeds.

B. Covenant Enforcement

Schull filed the following report;

1. Five (5) instances of barking or loose dogs have been reported and are proceeding through the covenant process.
2. 18 reports of dead trees/slash with residents responding. 12 of those incidents were resolved and files closed.
3. One (1) firework complaint was received and verified resulting in a letter being sent to the homeowner informing him that fireworks are banned in King's Deer as well as the County.
4. Three (3) complaints of vehicle parking are proceeding through the covenant process.
5. Ten (10) reports of RV's/boats/trailers were received with seven (7) of those violations being resolved and filed closed.
6. One (1) playground violation is being addressed by the ACC.
7. 41 properties had not complied with the mowing deadline of June 27, 2011 and those properties are proceeding through the covenant process. Report attached.

C. Architectural Control Committee

Paul filed the following report;

1. Project Status Update
Paul stated that the ACC has 67 active projects on file currently with one (1) new construction project approved. Three (3) project monitors visits were conducted since last report..
Report attached

D. NEPCO

Paul filed the following report;

Items discussed at the meeting included a notice to amend the "Land Development Code (2009) so that it addresses solar and wind large scale generation facilities. Three NEPCO board positions will be open and potential nominees are requested to submit their names prior to the next meeting which will be September 10, 2011. This will also be the annual Presidents' Roundtable. Location has yet to be determined.

The presentation by Attorney Lenard Rioth focused on two issues: fiduciary duties of HOA directors, and how to amend the corporate documents. Report attached.

E. Neighborhood Watch - Schull presented the Neighborhood Watch Coordinator's report informing the Board of several incidents that happened in King's Deer and surrounding communities. The majority of issues have been centered around incidents between humans and wildlife. Report attached.

F. Water - Paul informed the board that the Palmer Divide Water Company had requested and additional 60 days to complete the requested engineering report. The extension will result in the review period being postponed by an additional two months. This coupled with the mandated 60 day period for review of the report once it has been filed, will effectively postpone the submission of a possible water decree into the 2012 calendar year.

G. Executive Director

1. Office Schedule/Closures – No closings slated at this time.
2. Property ownership changes since last Board meeting.
Two (2) properties changed ownership since the last Board meeting.
3. Annual Garage Sale. Signs, advertising, publicity.
The HOA is currently taking names from owners who wish to be included in the garage sale so their properties can be included on the Garage Sale map. The event will be advertised in the Gazette Telegraph as well as the OCN. HOA Signage will go up at the entrances the week before the garage sale weekend which takes place August 12th through the 14th.
4. Storage Unit Closure Update
Maintenance materials, office files, construction plans have been moved to new storage facility and the HOA office has received refund for unused rental fees from prior facility.
5. Computer Training Update.
Wasson has been in touch with the representative of New Horizons concerning potential classes that would satisfy the requested training for Windows 7.

V. Hearings

1. 19785 Kershaw Court (17H4). Multiple vehicle parking - The Board unanimously approved a \$50.00 fine per occurrence for any parking violation beginning August 1, 2011.
2. 20448 Hunting Downs Way (47H5). Utility trailer - The Board unanimously approved closing the violation with the contingency that any subsequent observations of this infraction within a twelve (12) month period will constitute a continuing violation and as such the HOA will reopen the hearing and make a determination on the matter.
3. 20335 Glasbury Road (41H4). Unleashed dog - The Board unanimously approved a \$50.00 fine per occurrence for any future violation of the dog running loose in the subdivision.

4. 1348 Chapel Royal (49H1). Tractor with mower attachment - The Board unanimously approved closing the violation.
5. 18730 Brockenbury Court (9H3). Pop-up camping trailer - The Board unanimously approved closing the violation.
6. 825 Lancers Court (8C6). Barking dog - The Board unanimously approved a \$50.00 fine per occurrence for any future infraction of this violation.
7. Non-mowed lots (20 listed separately) - The Board unanimously approved a final deadline of August 12, 2012 for mowing to be done and a \$50.00 per week fine thereafter until the mowing has been completed.

Schull moved to adjourn at 8:08PM. Motion seconded and approved unanimously.

Next Board Meeting: 5 PM Wednesday, August 17, 2011, 707 County Line Road, Palmer Lake, CO

John Highhouse, President

Allen Alchian, Secretary

Attachments:

1. Proposed Entrance Signage slide
2. List of events & Key Dates prior to 2011 Annual Meeting
3. Financials
4. CEOC Report
5. ACC Report
6. NEPCO Report