



## Board of Directors Minutes

September 21, 2011

**Members Present:** John Highhouse (President), Rich Paul (Vice President), Dixie Schull (CEOC and Neighborhood Watch), Penny Dyer (Asst. Treasurer and Common Area Maintenance), Allen Alchian (Secretary and Water)

**Members Absent:** Lewis Sydenstricker (NEPCO)

**Guests:** Vern Kuykendall

I. Meeting brought to order at 5:06 PM. Hearings commenced at 5:07 and ended at 5:24 The regular session then resumed.

### II. Record of Previous Board Action

- A. By email the August Board of Directors meeting minutes were approved August 25, 2011 on a motion by Rich Paul and a vote of four in favor, with Dyer and Schull abstaining.
- B. By email Alchian moved to set the Date-of-Record for the annual director election and for the annual membership meeting as the close of business Friday, September 16, 2011. The motion was seconded and approved unanimously on August 29, 2011. Owners of King's Deer properties, as reflected in the King's Deer HOA database on that date and time are the owners who will be entitled to vote in the election for board directors and to conduct business at the 2011 Annual Membership Meeting in November.
- C. By email Alchian moved that the election to fill the three vacating director positions on the Board of Directors be held from September 21, 2011 until the close of business, Monday, October 24, 2011. The motion was seconded and approved unanimously on September 13, 2011.
- D. By email Alchian moved to approve the July financial reports. Motion seconded and unanimously approved on September 13, 2011.

### III. Directors' Reports

#### A. President

1. King's Deer Name/Logo Protection. Highhouse proposed the HOA consider legal protection for the King's Deer name and logo. Paul moved to approve looking into the various options. Motion seconded and approved unanimously.

#### B. Vice President

1. Community Entry Signs. Paul reported the first community information sign has been installed at the intersection of Montcombe and Roller Coaster Road.
2. Annual Meeting Presentations. Paul presented the proposed outline for the annual meeting which included the proposed agenda. Alchian moved to approve the agenda; seconded and approved unanimously.

#### C. Secretary

1. Newsletter. Alchian asked for articles to be completed and submitted by October 1. The newsletter is expected to be mailed by October 15, 2011.
2. Director Election and Annual Meeting. Ballots have been mailed. A draft of the Annual Meeting Notice was reviewed by the board and modifications suggested.
3. Reserve Study. Board members have received copies of the draft reserve study. Alchian noted that some minor corrections were still needed and that the final version was expected within

days. He noted that conclusions reflected in the draft version will not change in the final version.

D. Treasurer

1. August Financial Report. Dyer presented the August financials then Paul moved to approve August financials. Motion seconded and approved unanimously.
2. Delinquent Accounts Review. Delinquent accounts were reviewed and the board requested a correction to one account regarding 2010 water meter reporting delinquency.
3. Financial Review. Dyer stated the auditor's final review was waiting for the Reserve Study to be finalized. Upon receipt they will finalize the financial review.
4. 2012 Annual Assessment. Paul moved to approve the 2012 annual assessment at \$300.00 and to extend the due date to January 3, 2012 to avoid the payment being due during the New Years Day holiday. Motion seconded and approved unanimously.

IV. Directors' Reports

A. Common Areas.

1. Dyer reported the Sedgemere and Kershaw Court sign has been fixed and the picnic table at the playground was repaired. The 30 amp GFI plug for the pond pumps was replaced. Trails continue to receive maintenance. A section of trail along Archers has been regraded to improve drainage in the area.
2. Dyer is soliciting bids for new lighting at the wall along Highway 105 and will investigate the possibility of using solar lights in this area. Two solar lights will be tested at the new entry sign at the north end of Roller Coaster Road.

B. Covenant Enforcement. Schull reviewed the monthly enforcement report. Report attached.

C. Architectural Control Committee. Paul reported that there are 58 active projects on file, one fence approved and one project monitor visit was conducted since the last meeting. Report attached.

D. NEPCO

1. Alchian summarized the September 10, 2011 meeting attended by Paul and Alchian. Report attached.
2. The next NEPCO meeting will be a presentation by El Paso County commissioner Darrel Glen. The specific date has not yet been finalized.

E. Neighborhood Watch. Vern Kuykendall presented the report on behalf of his wife, Sharon. There have been very few incidents through the summer months. A 300 pound female bear was removed from the Caspian Court area by the Dept. of Wildlife.

F. Water. Alchian reported that meter reading notices will be mailed on September 29, 2011. The board unanimously agreed to send a second notice, on or about October 20, to those who have not reported their meter reading by that date. This second notice will alert those owners that if the reading is not received by October 31 they will be delinquent and in violation of the covenants. The notice will also inform those owners that they will be subject to a hearing on the delinquency, on the evening of November 2, at which time the board may impose penalties for failure to comply with the annual reporting requirement as mandated by the covenants and the Colorado Water Court.

G. Executive Director. One King's Deer property changed owner since the last Board meeting.

V. Hearing Results

- A. 19421 Royal Troon, Lot 79 Highlands filing 5 – Dead Tree. Violation was resolved. The board unanimously agreed to close this violation.

- B. 19230 Lochmere Court, Lot 51 Highlands filing 2 – Dead Trees. The Board unanimously agreed to extend the deadline to remove the dead trees to September 30, 2011, after which a \$50 per week fine will be imposed until resolved.
- C. 18518 Wetherill Road, Lot 25 Highlands filing 3 – Dead Trees. The Board unanimously agreed to extend the deadline to remove the dead trees to September 30, 2011, after which a \$50 per week fine will be imposed until resolved.
- D. 19015 Harrogate Court, Lot 2 Highlands filing 3A – Multiple Vehicles Parked Outdoors. The board unanimously agreed to impose a \$50 per day, per violation occurrence, for future violations.

Paul moved to adjourn at 7:55PM. Motion seconded and approved unanimously.

Minutes approved by the Board of Directors on September 29, 2011.

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*John Highhouse, President, King's Deer HOA*

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*Allen Alchian, Secretary, King's Deer HOA*

**Attachments:**

- 1. Financial Report
- 2. ACC Report
- 3. CEOC Report
- 4. NEPCO Report