



## Board of Directors Minutes

November 16, 2011

**Members Present:** John Highhouse (President), Rich Paul (Vice President & ACC Chairman), Allen Alchian (Secretary & Water), Penny Dyer (Common Areas & Asst. Treasurer), Dixie Schull (CEOC), Vern Kuykendall (NEPCO & Neighborhood Watch), Pat Wasson (Executive Director)

Meeting brought to order at 5 PM.

Hearings immediately commenced, then ended at 5:55 PM. The regular meeting then resumed.

### I. Record of Previous Board Action

- A. September Financial Report was approved by email on November 3, 2011 on a motion by Paul, with four in favor, Schull and Kuykendall abstain.

### II. Officers' Report

#### A. President

1. Appointment of Director Duties. Alchian moved to approve all prior directors to remain in their current positions and Kuykendall to assume duties that include Neighborhood Watch, assist with common area maintenance monitoring, and be the NEPCO representative. Motion seconded and approved unanimously.
2. Annual Meeting Minutes. The board discussed some of the details of the document format and agreed to delay approval to allow for a revision.

#### B. Vice President

1. Community Entry Signs. Entry signs of a smaller size than the one at Roller Coaster and Montcombe are being designed. A presentation will be provided to directors either by email or at the next board meeting.

#### C. Secretary

1. HOA Newsletter. Alchian suggested there be three newsletters for 2012; the first to be published by mid-February, a second around May or June, and the third in September. The board members agreed.
2. Director Election. A total of 214 votes were cast, exceeding the number needed for a quorum—160. Three candidates were on the ballot for three positions. All were elected. They were: Penny Dyer, Vern Kuykendall, and Rich Paul. Because there was no contest for any of the vacant positions filled by the election, one ballot was reviewed to confirm a vote for each candidate and all three were then certified as elected. Ballots were sealed in a box and will remain in storage 90 days. If the results are not contested by that time, the ballots will then be destroyed.
3. Key dates for 2012. Alchian requested Board members be aware of the different types of community events for the next year and their deadlines and/or due dates. The decisions for the dates of those events will be made at the December 14, 2011 board meeting.
4. King's Deer Director Reference Documents. Board members received copies of the HOA reference documents on a CD. They include an archive of past minutes, financials, covenants, rules & regulations, policies, plat maps, reserve study, resolutions, and more.
5. All board members filled out and completed the annual "Conflict of Interest" statements.

#### D. Treasurer

1. October Financial Report. Dyer reviewed details of the October financials. Paul moved to approve financials. Motion seconded and approved unanimously. (Report attached.)
2. Delinquent Accounts Review. The board reviewed the list of delinquent member's accounts and approved the various HOA actions against those accounts.

3. Financial Review. Completed in October. An electronic version will be posted on the web site, behind the Owner Log In by the end of 2011. End-of-year financials and yearly budget will remain part of the public domain.

### III. Directors' Reports

#### A. Common Areas

1. Bids are being sought to repair the stone walls, to power wash and repaint the stucco wall at Highway 105, and to install new lighting at the walls.
2. Finials and solar lights were purchased and placed on the new community sign at Roller Coaster and Montcombe.
3. The sprinkler system for the entry monuments has been shut down.
4. All grass areas at entry monuments and the sports field have been sprayed for leaf blight.
5. At the pond, cattails have been removed and the fountain has been removed for annual maintenance and winter storage. Cattails have been pulled out to prevent them from adding to the buildup of silt in the pond.
6. Graffiti on the entry monuments will soon be removed.

#### B. Covenant Enforcement

1. Utility Trailer Waiver. The board approved a waiver to allow a utility trailer to be parked outside at 540 Kings Deer Point, for six days beginning December 19.
2. Schull summarized the results of the November 3 CEOC meeting. (Report attached)

#### C. Architectural Control Committee

1. November and December ACC Schedule. Paul stated that the ACC is canceling the November meeting due to no agenda items, and will meet next on December 8, which will be the last ACC meeting of the year.
2. Project Status Report. Paul summarized the ACC activity since the last board meeting. Five new construction projects have been approved in 2011. (Report attached)

#### D. NEPCO. The last meeting of the year will be Saturday, November 19 at the Monument Town Hall. It will feature a presentation by El Paso County Commissioner Darryl Glenn.

#### E. Neighborhood Watch

1. Director Vern Kuykendall presented the Neighborhood Watch report for his wife, Sharon, who is the Neighborhood Watch Coordinator.
2. No alerts have been issued in the past month.
3. The Neighborhood Watch map showing the 37 block boundaries was displayed at the Annual HOA meeting, and half the members attending the meeting filled out contact information forms or gave an email address update.
4. Vern Kuykendall volunteered to be a Block Captain at Large for areas that do not have an individual already assigned for their block. If residents of those blocks send him their contact information by email to lrkuykendall@comcast.net he will set up a Neighborhood Watch distribution list to include those HOA members.

#### F. Water

1. Annual Report. November 14 was the last day to accept meter readings to be included in the Annual Report to the Division of Water Resources. There are three owners who will be identified as not reporting their meter reading in the 2011 report to DWR.
2. Interpretation of "Ordinary Household Use." Well permits allow water to be used for ordinary household use. Alchian reported that the Division of Water Resources has advised us that our water augmentation plan limits water use to indoor domestic use and irrigation of not more than 3000 square feet of landscape. Therefore, that means outdoor water features, such as ponds, pools and water features are not included as an approved "ordinary household use." The ACC will probably present to the board for approval an amendment to the Design Standards during the coming months, which accommodates this restrictive interpretation.

G. Executive Director

1. Office Schedule/Closures
  - a. November 24 and 25, 2011
  - b. November 29, 2011
  - c. December 24, 2011 through January 3, 2012
2. Three King's Deer properties changed ownership since the last board meeting.

**IV. Other Business:**

A. Hearing Results

1. On November 2, 2011 the Board convened a hearing of 23 property owners who had not reported their annual water meter reading to the HOA by the October 31, 2011 reporting deadline. The board directed the owners be notified in writing that if the readings are not received by November 14, 2011, the penalties specified in the Delinquent Water Meter Reading Policy will be imposed and the annual report will be sent to the state identifying the owners as delinquent in their obligation to provide the annual water meter reading.
2. 870 Trumpeters Court, Lot 3 Classic filing 6 – Lack of Landscape Around Trampoline. The board directed removal of trampoline or the completion of the landscaping by December 12, 2011 because of the owner's failure to comply with the landscape plan they submitted to the ACC to get the trampoline installation approved. If not completed or removed by the deadline, a \$50.00 fine will be imposed on that date and an additional \$50 fine will be imposed for every week thereafter until compliance is met. If taken down, the trampoline may not be reinstalled until the landscaping originally proposed by the project applicant are in place and approved by the ACC.
3. 20416 Hunting Downs, Lot 45 Highlands filing 5 – Unauthorized Dumpster. There is no approved project at this property which the dumpster supports. The owner has not provided any explanation to the HOA why the dumpster is on the property. Also, the dumpster is not covered and trash is blowing out on windy days. Therefore, the board directed that the dumpster, like any trash container, must be in the closed garage or removed from King's Deer. A compliance deadline of December 1 was set at which time a \$50 fine will be imposed if it remains outside in King's Deer, and \$50 will be imposed each week thereafter until removed.
4. 19144 Baskerville Way, Lot 6 Highlands filing 6 – Dead Tree. Tabled until the next board meeting to allow for verification that the tree has been removed.

Alchian moved to adjourn at 8:03 PM. Motion seconded and approved unanimously.

Next Board Meeting: 5 PM Wednesday, December 14, 2011 707 County Line Road, Palmer Lake, CO

Minutes approved November 23, 2011 by King's Deer Board of Directors.

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*John Highhouse, President*

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*Allen Alchian, Secretary*

Attachments:

1. October Financial Report
2. ACC Report
3. CEOC Report