



Board of Directors Minutes

December 14, 2011

Members present: John Highhouse (President), Rich Paul (Vice President and ACC Chairman), Allen Alchian (Secretary and Water Resources), Penny Dyer (Common Areas and Assistant Treasurer), Dixie Schull (Covenant Enforcement Oversight), Vern Kuykendall (NEPCO and Neighborhood Watch)

Meeting brought to order at 5 PM. Hearings convened at 5:01PM and ended at 5:45 PM. The regular meeting then resumed.

I. Record of Previous Board Action

- A. Annual Meeting synopsis was unanimously approved by email vote on November 23, 2011, on a motion by Highhouse.

II. Officers' Report

A. President

1. Highhouse summarized the goals received from directors for 2012.
 - a. Continue light pole refurbishing project;
 - b. Consider additional potential sources of revenue for the HOA;
 - c. Examine options for additional water authorization for property owners;
 - d. Review sports field use and control;
 - e. Finalize the community event signs.
2. Conducting Board Business by Email. Paul moved to approve conducting business by email. Motion seconded and approved unanimously.

B. Vice President

1. Community Entry Signs. Alchian presented information on installing five informational signs in King's Deer and replacing all existing classic style poles with Highland's style light poles. He recommended tabling until the January board meeting when the end of 2011 financial situation will be available. The Board concurred that this is a valuable initiative.

C. Secretary

1. Newsletter. Directors were reminded to have topics identified for their newsletter articles not later than the January Board meeting, and the articles are to be completed by January 31, 2012. The newsletter will be published in February 2012.
2. Key Dates for 2012.
 - a. Community garage sale: August 4 – 5, 2012
 - b. Mowing deadline: June 24, 2012
 - c. Annual meeting: November 13, 2012
 - d. Annual water meter reporting period: October 1 - 31, 2012
 - e. Board meetings: third Wednesday of each month, except November when the meeting will be Thursday, November 15, 2012.
 - f. ACC meetings: second and fourth Thursday of each month, except the last two months when the ACC will meet only on November 8 and December 13, 2012
 - g. CEOC meeting: first Thursday of each month
3. Next Directors Election. Paul moved to conduct the election of directors by mail as has been done in 2010 and 2011. Motion seconded and approved unanimously.

D. Treasurer

1. November Financial Report. Alchian moved to approve. Motion seconded and approved unanimously.

2. Delinquent Accounts Review. Five annual assessments for 2011 remain delinquent.

III. Directors' Reports

A. Common Areas

1. Bardsley–King's Deer Point and Kershaw–Kings Deer Point streetlights have been removed and replaced with Highlands-style light poles.
2. The entry monument irrigation lines have been winterized.
3. The Board agreed to have three flood lights along the wall at highway 105 replaced and then erect a low wall of manufactured stone around each light, rising about the height of the light fixture, to protect it from damage from snow thrown by plows.
4. The deer on the entry sign at Hwy 105 and Roller Coaster Road is being refinished.

B. Covenant Enforcement. No report.

C. Architectural Control Committee. No report because the December ACC meeting occurs after the Board meeting.

D. NEPCO. (Report attached)

1. Legislative action in 2012 has a potential for mandating management of HOA's by a licensed manager. In the opinion of the Board, such legislation would have the unfavorable results of increased costs to the HOA as well as a decrease in services provided to the community. The Board opposes any potential legislation that restricts the HOA's rights to manage the association as deemed appropriate and necessary. A letter has been sent on behalf of the HOA to our State Representative opposing the proposed legislation.
2. County Commissioner Darryl Glenn presented a county status and outlook.
3. Next meeting in January 2012. Specific date is not scheduled.

E. Neighborhood Watch (Report attached)

1. Kuykendall stated that there were 3 alerts sent out in the last month
2. One new resident has volunteered to be a block captain for Block #22 which includes parts of Castlecombe, Fontley Court, Queens Crescent Way and White Cliff.

F. Water

1. Annual Report. The report is completed and has been sent to the Colorado Division of Water Resources. There are three non reporting members and one owner who reported a reading that makes no sense. The three non-reporting members are now being fined for failure to provide meter readings. The Board directed that one last notice be sent to the owner who gave a meaningless reading to resubmit a valid reading, and if the owner continues to be non-responsive, the owner will be subject to the same penalties as owners who submit no reading.
2. Alchian summarized the results of a December 12, 2011 conference call about water court case 2010CW257. No objections were registered to the proposed amended augmentation plan. Palmer Lake Water Company will proceed to develop a complete augmentation plan and submit it for review by March 1, 2012. The next conference call is scheduled for June 21, 2012. Alchian said that at this pace, Palmer Lake Water Company will not likely be in a position to sell additional water to King's Deer property owners before 2013. (Report attached)
3. 2011 water consumption information for each King's Deer residence is now available to homeowners on the KD website in the Owner area.

G. Website

1. Requests to Add Additional Links to the Website Useful Links Page.

- a. crimereports.com. Kuykendall stated that this page has maps that are accessible to the homeowners and can be set up for areas of interest and receive email reports. Board approved adding this to the website.
 - b. An individual asked that his political party webpage be linked through the Useful Links page. The Board noted that there were currently three political party websites linked from the King's Deer website. The Board decided to remove all political party web site links and thus denied this request.
2. Limited Access Library. Alchian reported that the Owner area of the website now has a "Library" item on the menu. Through this page members can download the Reserve Study and the financial review, both which were completed this summer.

H. Executive Director

1. HOA office will be closed Friday, December 23 through Monday, January 2, 2012.
2. There was one property ownership change since last Board meeting.

IV. Hearing Results

- A. 19144 Baskerville Way, (Lot 6 Highlands filing 6) – Dead Tree. The Board directed the owner be notified that a \$50.00 fine will be imposed if the tree is not removed from property by January 4, 2012.
- B. 19369 Royal Troon Drive (Lot 80 Highlands filing 5) – Fifth-wheel style RV. Representative of the owner appeared at the hearing. The Board agreed to close the violation because the recreational vehicle is now gone, but added that any future violation of the RV parking policy will result in an immediate \$50.00 fine for each day the violation occurs.
- C. 19724 Kershaw Court (Lot 60 Highlands filing 3) – Utility Trailer. The Board directed that the owner be notified that fine of \$50 per day will commence on December 23 if the trailer is on the property on that date, and a \$50 per day fine will be imposed for each day thereafter that the trailer is on the property in King's Deer.
- D. 725 Caspian Court. (Lot 13 Classic filing 1) – Request for Relief from Late Fees and Interest Charges on Delinquent Annual Assessment. Board reviewed the request and documents in the property file, then declined to grant the requested relief.
- E. 2148 Trenholme (Lot 57 Highlands filing 5) – Request for Temporary Placement of Storage Pod. Board approved storage pod on property through December 31, 2011.

Next Board Meeting: January 13, 2012, 707 County Line Road, Palmer Lake, CO 5PM.

Kuykendall moved to adjourn at 8:28 PM. Seconded and approved unanimously.

Minutes approved on December 20, 2011.

/ signed /

John Highhouse, president

/ signed /

Allen Alchian, secretary

4 Attachments

1. November Financials
2. NEPCO Report
3. Neighborhood Watch Report
4. Water Report