



Board of Directors Minutes

November 19, 2012

Members Present: John Highhouse (President), Vern Kuykendall (Vice President, NEPCO, and Neighborhood Watch), Allen Alchian (Secretary and Water), Rich Paul (ACC), Penny Dyer (Common Area Maintenance and Assistant Treasurer)

Meeting brought to order at 4:35 PM.

I. Hearing Results

A. Water Meter Reading Delinquencies.

1. Owners of six properties have not submitted their annual water meter reading as of close of business today. No contact or communications from these owners has been received in response to at least three mailings by the HOA to these individuals about the need to submit the meter reading. The Board therefore unanimously reaffirmed that the fines for delinquent water meter readings set during the November 5, 2012 hearing be imposed on the accounts of the six non-reporting properties, effective immediately.

B. 18785 Brockenbury Court, Lot 5 Highlands Filing 3 – Dead Tree

1. Two notices have been sent to the owner about this violation. It remains unresolved and there has been no communication to the HOA about the violation from the owner. The Board unanimously approved imposing a \$50 per week fine starting December 3, 2012 until the dead tree is removed.

C. 19250 Lochmere Court, Lot 50 Highlands filing 2 – Dead Tree

1. Owner resolved this violation; board unanimously agreed to close the violation.

II. Results of November 5, 2012 Hearing

A. Delinquent Water Meter Readings.

1. The Board reviewed the status of 37 properties having delinquent—unreported—water meter readings. Two notices sent to each owner; no communication was received in reply. The Board unanimously agreed that for the properties that remain delinquent in submitting their water meter reading by the close of business, Monday, November 19, 2012, an immediate \$100 fine shall be imposed and for each week thereafter that no reading is received, a \$50 fine shall be imposed each week, up to a maximum of \$500 total for this violation of the covenants.

III. Record of Previous Board Action

- A. September financials approved unanimously by email on October 29 on a motion by Paul.
- B. On September 25, 2012 the Board unanimously approved the (19772 Kershaw Court) owner's request for an extension until Spring 2013 on complying with the placement and landscape standards of their trampoline.

IV. Officers' Report

A. President

1. All director were given and signed the Conflict of Interest Statement for 2013.
2. Appoint Officers and Directors. Highhouse was appointed president; Kuykendall was appointed vice president, NEPCO representative and Neighborhood Watch coordinator; Alchian will be secretary and director for water issues; Dyer will be the assistant treasurer

and director for common areas; Paul is chairman of the Architectural Control Committee; and Charlotte Christensen, a CPA but not a director, will be treasurer.

B. Vice President – no report.

C. Secretary

1. Entry Signs. The Board discussed expanding permanent information signage to five entries into King's Deer, requiring six signs. They agreed in principle that the signage is a useful addition to the community and directed Alchian to investigate exact placement, resource availability, and anticipated costs. Alchian will report back at the December 2012 meeting.
2. Paul moved to approve the board conducting business via email for the year 2013 as per the bylaws. Motion seconded and approved unanimously.

D. Treasurer

1. October Financial Report. Dyer reviewed the details of the October financial report. Alchian moved to approve the October financials. Motion seconded and approved unanimously. (Report attached.)
2. Delinquent Member Accounts. Dyer highlighted the current member accounts that are in arrears.
 - a. 870 Lancers Court and 890 Lancers Court. The Board acknowledges the property owner has fully complied with agreed terms for resolving past debt to the HOA; therefore the board unanimously approved removing these two accounts from delinquent status and writing off remaining debt, in accordance with the prior agreement with the property owner.
3. 2013 Annual Assessment. Alchian moved to set the 2013 annual assessment at \$300 per property, with a January 3, 2013 due date for payment. Motion seconded and approved unanimously.

V. Directors' Reports

A. Common Areas

1. Maintenance Report. Dyer reported that the fountain in the pond has been removed and placed in storage for the winter.

B. Covenant Enforcement Oversight Committee.

1. Alchian stated that the CEOC meeting on November 1, 2012 reviewed 51 new violations, of which 37 were delinquent water meter readings, six dead tree/slash violations, three trash containers, three recreational vehicles, and two trailers and equipment. Alchian noted that as of the date of this board meeting, the number of delinquent meter readings has been reduced to six, and the hearing at the start of this meeting addressed each of those six continuing delinquent readings. (Report attached)

C. Architectural Control Committee

1. Paul stated that the ACC approved one new construction, one house addition and one new fence since the last Board meeting.

D. NEPCO

1. Kuykendall reported that the NEPCO meeting on November 10 featured a presentation by El Paso County Commissioner Darryl Glenn, He discussed local transportation issues and plans to upgrade various local roads. He also discussed the finances for El Paso County and how the local economy is heavily dependent on defense spending. The county anticipates a 2.2% increase in sales tax for 2013. (Report attached)
2. The next meeting of NEPCO is scheduled for January 12 and the presentation will be on HOA insurance.

E. Neighborhood Watch

Kuykendall is temporarily filling the role of Neighborhood Watch Coordinator while he seeks a volunteer for the position. He is updating the list of Neighborhood Watch Block Captains. (Report attached)

F. Water

1. 2012 Water Report. Alchian reported 393 readings are required for the report to the state and we received 387; 247 properties kept their annual water draw within the limits set by the well permit. (Report attached)
2. Water Study. Alchian proposed that the Board move ahead with final negotiations with the low bidder for the water study, which then leads to contracting the study. The board concurred. Alchian will contact the low bidder to initiate the final negotiations.

G. Executive Director

1. Scheduled Office Closures. The office will be closed from noon Wednesday, November 21 through Sunday, November 25.
2. Property Ownership Changes. Ten properties have changed ownership since the last board meeting.
3. CAI. Alchian attended the November CAI meeting which covered a review of the records requirements contained in the recently passed HOA Records Bill. Alchian said that he believes King's Deer HOA is very compliant with the terms of the Records Bill. The vast majority of records that should be available to the membership can be easily downloaded by anyone from the King's Deer website. Also, information about individual members that members want to share with other members is currently available on the website behind the password-protected Owner Login area, and in that same area any member can easily update and delete any of their personal information they want to share with, or withhold from, other members.

Paul moved to adjourn at 5:45 PM. Motion seconded and approved unanimously.

/ signed /

John Highhouse, President, Board of Directors

/ signed /

Allen Alchian, Secretary, Board of Directors

Attach:

1. October Financials
2. CEOC and Water Report
3. NEPCO and Neighborhood Watch Report