



## Board of Directors Minutes

February 15, 2012

**Members Present:** John Highhouse (president), Rich Paul (vice president and ACC), Allen Alchian (secretary and water), Penny Dyer (common areas and assistant treasurer), Vern Kuykendall (NEPCO)

Meeting was brought to order at 5:18PM. Hearing commenced at 5:20 PM and adjourned at 5:26 PM. Regular meeting resumed at 5:27 PM

### I. Record of Previous Board Action

- A. January 18, 2012 Board Meeting Minutes unanimously approved by email vote on January 25, 2012, on a motion by Kuykendall.

### II. Officers' Report

#### A. Vice President

1. Community Entry Signs. By consensus, the directors agreed to indefinitely table this initiative.
2. Sports Field Reservation Request. In response to a recent email addressed to the Board of Directors, Kuykendall volunteered to investigate the feasibility of organizations or individuals reserving the sports field. Alchian agreed to assist Kuykendall.

#### B. Secretary

1. Newsletter
  - a. Alchian reported the February 2012 newsletter has been published. The electronic version has been distributed to the 146 subscribing members, and the 315 printed copies to be mailed to owners are in the mail now, if not yet delivered.
  - b. The directors agreed to publish the next newsletter in June. Topics are to be identified at the May Board meeting and articles are to be finished and sent to Alchian by June 1.

#### C. Treasurer

1. January Financial Report. Dyer reviewed the details of the January financial report then moved to approve the report with noted corrections. Motion seconded and approved unanimously. (Report attached)
2. Annual Assessment Payments. There are currently 41 properties in arrears for the 2012 HOA dues.
3. Delinquent Accounts Review.
  - a. The HOA attorney has mailed a demand for payment to one delinquent owner. Alchian moved to have the attorney proceed to the next step of recovery if no response is received with 30 days of the letter's date.
  - b. The Board agreed to have demand letters sent to three other delinquent owners.

### III. Directors' Reports

- A. Common Areas. Dyer reported that the pond fountain is in the shop for repair; a loose wire was causing a short that prevented proper operation. The fountain motor will also receive maintenance required every two years. Once fixed the fountain can be left in the pond year-round and only removed every other year for routine preventative maintenance.

#### B. Covenant Enforcement

1. CEOC Report. Alchian, acting as the temporary chair of the Covenant Enforcement Oversight Committee, reported that the CEOC closed eight active violations. Three remained open because they were unresolved.
2. A property owner that has a dead tree to remove requested an extension to the required removal deadline to a time when the Black Forest Slash and Mulch Disposal Site is open. Alchian reported it is opened the second weekend of May and therefore moved to extend the

deadline for removal of the dead tree to June 1, 2012. Motion seconded and approved with Paul abstaining.

C. Architectural Control Committee.

1. ACC Report. Paul reported that there are 61 active projects on file. One snow fence was approved and one is pending since the January board meeting. One new construction project was approved in 2012 and one is pending. (Report attached)
2. The Board reviewed an email from a property owner who wanted approval for a temporary snow fence located in the property setback. The standards require any encroachment of a snow fence into a setback be accepted by the neighboring property owner. This owner didn't want to get the required authorization from the neighbor because of conflict between the two owners. The Board denied the request because the purpose of setbacks is to provide a buffer between property owners; any encroach into the setback must be accepted by the adjacent property owner.

D. NEPCO. Kuykendall stated the next meeting is March 10, 2012 and will be a program on xeriscaping. All King's Deer property owners are invited.

E. Neighborhood Watch. Kuykendall reviewed the recent activities. (Report attached)

F. Water

1. Missing Meter Readings. Alchian reported that one property still has not reported their 2011 meter reading. This property is now bank-owned.
2. Water Committee. The Board agreed to establish an ad hoc committee to investigate the water augmentation issues required by the 1994 water augmentation plan. The Board appointed four individuals to the committee: Allen Alchian, Rich Paul, Vern Kuykendall, and Tom Haddan.

G. Website. Alchian reported that there is some detailed information about the water augmentation issues required by the 1994 water augmentation plan available to King's Deer members, posted on the King's Deer web site. The information can be accessed by owners after they log in to the Owner area, then select the Library menu item.

H. Executive Director

1. Scheduled Office Closures. The office will be closed February 17 and 20, and March 15 through March 20.
2. Four properties changed ownership since the January Board meeting.
3. 2011 Director Election Ballots. No challenges to the 2011 election have been received. The Board therefore directed the ballots be destroyed.
4. Accident Report. Wasson reported the King's Deer street light at Roller Coaster Road and Trumpeters Court was destroyed by a truck. The HOA has the accident report and should be able to get the light replaced by the driver's insurance company.

IV. Hearing Results

- A. 19031 Harrogate Court (Lot 35 Highlands filing 3) – Delivery Truck Parking. The Board unanimously approved a \$50.00 fine per occurrence, beginning February 21, 2012 for continued violations of large trucks parking at the property or on the streets.

Paul moved to adjourn at 7:42 PM. Motion seconded and approved unanimously.

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*John Highhouse, President*

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*Allen Alchian, Secretary*

Attachments:

1. January Financial Report
2. ACC Report
3. Neighborhood Watch Report