



## Board of Directors Minutes

May 16, 2012

Members Present: John Highhouse (President), Rich Paul (Vice President and ACC chair), Allen Alchian (Secretary, CEOC and Water), Penny Dyer (Common Areas and Assistant Treasurer)

Members Absent: Vern Kuykendall (NEPCO)

Meeting brought to order at 5:02 PM

### I. Record of Previous Board Action

A. March financial report unanimously approved by email on April 20, 2012 on a motion by Paul.

### II. Officers' Report

#### A. President

1. Meeting with Insurance Agent. Highhouse reported on his meeting with the HOA insurance agent. The agent had reviewed the King's Deer reserve study and recommended changes in the policy to include playground equipment, gazebo, fences, walls, foot bridges, street lights, trail signs, entry signs and monuments, irrigation and landscape lighting. Highhouse said the renewal premium has decreased substantially because the HOA has a claim free status.

#### B. Vice President

1. Pine Beetle Inspection. Kuykendall, Alchian and Highhouse accompanied the Colorado Forest Service agents during their April 30, 2012 inspection for mountain pine beetles. No evidence of the pests were and found in the area inspected. Two trees were identified with ips beetle infestation and those owners have been notified.

2. White Cliff Pond Signage. The pond along White Cliff is golf course property, surrounded by private residential property, and therefore not open to public access, except golfers and the two adjacent property owners. King's Deer HOA has provided materials for three "No Access" signs to the King's Deer Golf Course maintenance crew; they should have the signs up before the end of May.

#### C. Secretary

1. Planning for Annual Director Election and November Membership Meeting. Board members approved September 19, 2012 for the day to mail ballots for the annual director election. Kuykendall was approved by consensus as the chairman of the nominating committee.

2. Newsletter. Alchian reviewed the topics to be written by each director and asked that articles be delivered to him by the end of May.

#### D. Treasurer

1. April Financial Report. Dyer reviewed the financial reports which the directors found generally in order. A detail regarding the purchase and sale of King's Deer mailboxes could not be answered during the meeting so final approval of the financial report was deferred for resolution of this question. The Board agreed to attempt a final review and approval of the April financials by email. Report attached

2. Review Delinquent Member Accounts. Thirteen member accounts are in arrears. Liens will be placed on four this month for non-payment of the 2012 annual assessment. Two are in the process of being financially resolved as agreed by the HOA and owners.

### III. Directors' Reports

#### A. Common Areas

1. Dyer summarized the common area maintenance activity over the preceding 30 days. It included work on the vegetation at the entrances and the sports field; refinishing foot bridges, the gazebo, and signage elements at the entrances; spraying pre-emergent on trails.
2. Unauthorized Sports Field Access from Roller Coaster Road. The Board reviewed no-access elements recently put in place. Alchian proposed adding a reflective sign to the chain and adding "no access" signs along Roller Coaster Road. The Board tasked Alchian to get pricing for consideration.

#### B. Covenant Enforcement Oversight Committee (CEOC)

1. CEOC Activity. Alchian reported there were six new violations reviewed by the committee at their May 3 meeting; one was for a snow fence that has not been removed, one for a vehicle parking violation, one for a trash can not properly stored, two for utility trailers parked in the subdivision, and one verified dog nuisance. Total cited violations for 2012 is now 19.
2. Annual Mowing Inspection Status Report. Wasson has been recording mowed lots and asked directors to assist in identifying those that are mowed. Mowing deadline is June 24. Alchian will obtain and install a sign overlay at the Roller Coaster/Montcombe entry sign by early June.

#### C. Architectural Control Committee

1. ACC Activity. Paul reported there are now 66 active projects. The committee has approved a total of five new house construction projects in 2012 and another is pending. Report attached.
2. Design Standards Revision. Representatives of the ACC will revise the current Design Standards, primarily to clarify some confusing language regarding the minimum size of a house in King's Deer. The revision will also consolidate past changes of the standards into the basic document for easier reference.

#### D. NEPCO

1. Alchian summarized the presentation at the May 12 NEPCO meeting at which Representative Amy Stevens was the guest speaker. Topics ranged from HOA management certification requirements, to gas drilling, to water rights. Report attached.
2. The next NEPCO meetings is scheduled for July 14, 10 AM at the Monument Town Hall; noted HOA attorney Lenard Rieth will be the guest speaker. NEPCO meetings are open to all residents of NEPCO-member homeowner associations.

#### E. Neighborhood Watch

1. By written report, Neighborhood Watch coordinator, Sharon Kuykendall, notified the Board that the past 30 days have been quiet in regards to reports of any problems. She is checking the Neighborhood Watch signage and proposes to replace a missing sign on Kings Deer Point near or at Bardsley. The Board agreed but there was some question about which existing poles on which to place it; this will be resolved by field visit. Report attached.

#### F. Water Committee

1. Augmentation Study Update. The HOA has had positive responses to its Request for Proposals. Final proposals are due not later than June 29.
2. Great Divide Water Company. No reply has yet been received to the HOA inquiry of about two months ago. Alchian reports they have said they are responding and it will be in the mail "soon." Alchian will continue his follow-up with them.

#### G. Executive Director

1. Scheduled Office Closure. The office will be closed for Memorial Day, May 28, 2012.
2. Property Ownership Changes. Four properties have changed ownership since last Board Meeting.

Paul moved to adjourn at 7:20 PM. Motion seconded and approved unanimously.

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John Highhouse, President, King's Deer HOA

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Allen Alchian, Secretary, King's Deer HOA

Attach:

1. Financial Report
2. Architectural Control Committee Report
3. NEPCO Report
4. Neighborhood Watch Report