



Board of Directors Minutes

July 25, 2012

Members Present: John Highhouse (president), Rich Paul (vice president), Allen Alchian (secretary), Penny Dyer (assistant treasurer), Vern Kuykendall (NEPCO representative)

Members Absent: none

Guests: Kara Busath

Meeting brought to order at 5:07

I. Record of Previous Board Action

- A. May Board meeting minutes were approved by email on May 23, 2012 on a motion by Paul; Kuykendall abstained.

II. Officers' Report

A. Vice President

1. White Cliff Pond Signage has been installed.

B. Secretary

1. Annual Director Election. The Call for Nominations letter is complete and will be mailed to the membership on August 6, 2012.
2. Newsletter. The next newsletter will be sent out in the first half of October. Directors need to be planning their topics. This newsletter will focus on the upcoming annual membership meeting and the election of the board of directors.
3. Garage Sale. The Garage Sale map is available for download through the King's Deer website. It is updated as we receive notices from members that they want to be included on the map. Signs advertising the garage sale are at most entries to King's Deer, and the event has been advertised in the OCN newspaper, and will be in the Gazette next week.

C. Treasurer

1. Financial Report. A minor bookkeeping error prevents review of the financials this month. They will be posted once the correction is completed.
2. Delinquent Member Accounts. (Copy attached). Owners of 12 lots are in arrears in the total amount of \$7,304.81. The board agreed to eliminate a \$38.50 debt for one owner because it resulted from a mailing address problem. This reduced the number of member accounts in arrears to 11.
3. 2013 Budget. The proposed 2013 budget was not available in print to review at this meeting. Alchian said he would send it to directors by email for their review. It must be approved at the August board meeting so it will be ready to mail to the membership in September. The directors reviewed the 2013 Account Listing and Descriptions. Kuykendall asked if there is an account to capture expenses that would be charged to a water augmentation study. Dyer will check if an account is available or if a new one needs to be set up, and report back to directors. Paul suggested that the Violations and Fines account under Income include a description that it is to capture the income resulting from ACC project compliance fee withholds. All directors concurred.

III. Directors' Reports

A. Common Areas

1. Maintenance Report. Dyer reviewed the maintenance activity for May and June. (Report attached.)

2. Sports Field Drive Access. A barrier has been installed at the former drive from Roller Coaster Road to the sports field. Alchian is working on getting four signs posted along Roller Coaster Road that indicate no access is allowed to the sports field from that area.
- B. Covenant Enforcement
1. Covenant Enforcement Oversight Committee Report. Alchian said the CEOC reviewed a total of 27 active violations in June and 25 in July. At the completion of the July 12 CEOC meeting there were 18 violations still open and unresolved. The HOA suspended enforcement of parking enforcement during the Waldo Canyon fire evacuation period so that King's Deer residents could support friends and family who were affected by the evacuation. The parking enforcement has since resumed, and violators are being notified accordingly.
 2. Annual Mowing Inspection Status Report. Wasson reported that 26 lots remain unmowed, but mowing is continuing so that number decreases daily.
- C. Architectural Control Committee
1. ACC Report. Paul summarized the ACC activity for May and June. A total of six new homes have started construction in King's Deer this year.
 2. Design Standards Revision. The directors discussed the ACC-recommended update the Design Standards, and approved the changes. Most changes are of administrative nature or clarification to points that have historically caused confusion to readers. Past changes to the Design Standards have been incorporated into the body of the text in this version so they will be easier for readers to understand the entire restrictions. White will not be an acceptable color for future fences. Paul moved the changes be approved and incorporated into a new Design Standards document to be effective August 1, 2012. Seconded and approved unanimously.
- D. NEPCO
1. Kuykendall gave a summary of the July 14 NEPCO meeting which was a presentation by HOA lawyer Lenard Rioth. The presentation discussed recent changes to the law affecting record-keeping by HOAs. The Board concluded that King's Deer was already in compliance with the new law because our records of meetings and financials are, and long have been, available to the membership through the website. Furthermore, King's Deer has published policies on how the membership can obtain copies of other HOA records, and those policies are also available on the website. Kuykendall said the next NEPCO presentation, on September 15, will be a presentation by the Pikes Peak Water Authority. (Report attached.)
- E. Neighborhood Watch
1. Kuykendall provided a review of recent activity in King's Deer during May and June. There was a bear sighting in the vicinity of the elementary school on the last day of school which resulted in having to delay the release of children at the end of that last school day. Two fires occurred in King's Deer: one a grass fire on a vacant lot and the other a midnight auto accident along 105 that resulted in an auto fire. Both were quickly contained by the fire department and thus prevented what could have easily become a major event to the area. Directors were all very appreciative of the outstanding response by the firefighters to prevent what could have easily have become a very nasty situation in these extremely dry conditions. (Report attached.)
- F. Water Committee
1. Augmentation Study Update. Alchian said responses to the Request for Proposal have been received. The RFP provides for up to nine months to award a contract if the Board decides to proceed. The Board will be evaluating the situation in the weeks ahead and no commitment to award is made at this time.
 2. Great Divide Water Company. The GDWC provides the annual water augmentation for 118 lots in King's Deer. They have expressed an interest in providing water augmentation for the other lots. The Board is reviewing their proposal.
 3. Palmer Divide Water Company. Alchian and Paul reported that representatives of PDWC met with them and confirmed PDWC is still interested in selling additional water rights to King's

Deer members. PDWC is trying to figure a way to accomplish the required annual water augmentation that must accompany those sales. They indicated an interest in meeting with King's Deer HOA to discuss some possibilities to accomplishing that augmentation and are hoping to schedule the meeting sometime in the first part of August.

G. Executive Director

1. Wasson reported the office will be closed Friday, July 27. This is posted on the website.
2. There has been only one property ownership change since the May Board meeting.

IV. Hearing Results

A. 19772 Kershaw Court, Lot 49 Highland filing 4 – Trampoline

1. Board determined the owner must submit a Miscellaneous Project Application to the ACC before August 22 for approval of the trampoline placement and to ensure compliance with the associated landscaping requirements.

B. 19620 Rathbone Circle, Lot 12 Highlands filing 1 – Boat and Excessive Vehicle Parking

1. Board directed continuing violations after Monday, July 30 shall result in a \$50 per day fine for each violation. Dyer abstained.

C. 19846 Kershaw, Lot 35 Highlands filing 4 – Dead Tree

1. The dead tree has been removed. The Board closed the violation.

D. 1254 Castlecombe Lane, Lot 37 Highlands filing 3 – Trampoline and Play Set

1. Owner was present and agreed to remove the play set and locate the trampoline as indicated on a site plan. The owner offered to plant around the trampoline three spruce trees at least four feet tall within the next 30 days and one mountain mahogany shrub by June 1, 2013. The Board reviewed photographs of the trampoline and the proposed location. The Board unanimously approved the proposed trampoline siting and landscape after the owner completed a Miscellaneous Project Application.

E. 19605 Insborough Court, Lot 29 Highlands filing 1 – Play Structure

1. The Board reviewed communications from the owner, photographs, and the ACC decision to disapprove the structure. The Board unanimously voted to reverse the ACC disapproval with conditions that the owner agrees in writing that the play structure must be maintained so that it does not become weather worn, and by June 1, 2013 the owner shall plant at least three evergreen trees around the structure, that are not less than 4 feet high when planted.

F. 26 unmowed properties.

1. The Board reviewed the situation for each property. Several are in the process of being mowed. The Board set a final deadline for completing the required one-mowing per year at August 8, 2012. The owners of lots not mowed by that date will receive a \$100 fine, and for each week thereafter, until otherwise terminated by the Board, the owner of an unmowed lot shall be fined \$50 per week.

G. The Board agreed to hold another hearing for unresolved violations on August 2, 2012.

Next meeting: 5 PM July 25.

Attachments

1. Member Balance Detail
2. May and June Maintenance Report
3. NEPCO Report
4. Neighborhood Watch Report

Minutes approved July 31, 2012

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/ signed /

President, Board of Directors

Secretary, Board of Directors