



Board of Directors Minutes

September 19, 2012

Members Present: John Highhouse, Rich Paul, Allen Alchian, Penny Dyer, Vern Kuykendall

Guests Present: Steve Marken

Meeting brought to order at 4:59 PM.

I. Record of Hearings on September 19, 2012

- A. 19584 Kershaw Court (Lot 10 Highlands filing 1) – Dead Trees. The Board unanimously approved a deadline of September 30, 2012 by which time the dead trees must be removed from the property; if not accomplished by that date, a \$50 per week fine will be assessed until accomplished.
- B. 19822 Kershaw Court (Lot 39 Highlands filing 4) – Van Parked Outdoors. With a vote of three in favor, one opposed, and one abstaining, the Board imposed a \$50 fine per repeat occurrence, beginning on October 1, 2012.

II. Record of Hearings on September 6, 2012

- A. 710 Trumpeters Court (Lot 6 Classic filing 2) – Utility Trailer. Owner Steven Marken was present. He provided photos of the vehicles that were the source of the violation and explained the circumstances around the violation. After a discussion about the violation at the property and explaining details of the rules regarding vehicle parking, recreational vehicle parking, and the covenant restrictions on vehicle parking, the Board voted unanimously to close the violation.
- B. 19712 Falcon Crest Court (Lot 9 Highlands filing 1) – Utility Trailer and Off-driveway Parking. The Board voted to impose a \$50 fine per repeat occurrence, beginning on September 17, 2012, and to send a first notice to the owner about excessive vehicles parked outdoors at the property.
- C. 18110 Archers Drive (Lot 9 Highlands filing 1) – Boat. The Board terminated action on this item with a vote of four in favor and one abstaining.
- D. 750 Trumpeters Court (Lot 10 Classic filing 2) – Recreational Vehicle. The Board voted to impose a \$50 fine per repeat occurrence, beginning on September 17, 2012.
- E. 19140 Sixpenny Lane (Lot 26 Highlands filing 2) – Class C Recreational Vehicle. After reviewing the circumstances explained in writing by the owner, the Board voted unanimously to close this violation with no further action.

II. Record of Previous Board Action

- A. July financials were unanimously approved by email on September 6, 2012 on a motion by Paul.
- B. August Board minutes were approved, by email on August 19, 2012 on a motion by Dyer.

IV. Officers' Report

- A. Secretary
 - 1. Annual Membership Meeting. Alchian proposed a change of dates for some key tasks leading to the annual meeting. The directors consented to the changes.
 - 2. Newsletter. Alchian reminded everyone to have their articles done by September 30, 2012 publication of the newsletter by mid-October.

B. Treasurer

1. September Financial Report. Kuykendall moved to approve; seconded and approved unanimously. (Report attached)
2. Review Delinquent Member Accounts. Alchian moved to approve ending the assessment of mowing fines on September 30, 2012; seconded and approved unanimously.

V. Directors' Reports

- A. Common Areas. Dyer stated that all trails, entrances, playground/sports field and pond have been treated for weed control and mowed.
- B. Covenant Enforcement. Alchian reported the committee met on September 6 and reviewed 15 new violations: 4 recreational vehicle violations, 4 trailers or equipment, 2 vehicle parking, 1 play equipment, 3 dead trees or slash, and 1 trash container.
- C. Architectural Control Committee. Paul reported that there are currently 90 active projects on file in King's Deer. Since the last report to the Board, the ACC has approved seven new projects, disapproved one project, and accomplished two site visits. (Report attached)
- D. NEPCO.
 1. Kuykendall announced that the annual dues invoice will soon be mailed to member HOAs.
 2. The September 8 meeting was a presentation on the Waldo Canyon fire and fire mitigation. Kuykendall summarized some of the key points of the meeting. The next NEPCO meeting will be November 10, and is tentatively scheduled to be a presentation by our county commissioner, Darryl Glenn. (Report attached)
- E. Water. Alchian proposed that the annual meeting include a presentation about the proposed water study and that owners be given advance notice of the presentation by including a separate note in the letter that directs all homeowners to report their water meter reading during October. The Board agreed by unanimous consensus.
- F. Executive Director
 1. Scheduled Office Closures. Wasson stated that the HOA office would be closed for a couple of hours around noon on September 27 for attending the Great Divide Water Company annual meeting in Colorado Springs. Also, the office will be closed on Monday, October 22.
 2. Property Ownership Changes since Last Board Meeting (2)
 3. CAI. Alchian attended the September 11 CAI meeting. The presentation was on Disaster Planning for community associations. The presentation was more relevant to high density associations in which the association was responsible for a large amount of common assets. King's Deer is low density and we have relatively few common assets.

Paul moved to adjourn at 6:50 PM. Motion seconded and approved unanimously.

Approved by King's Deer Board of Directors, September 25, 2012.

/ signed /

John Highhouse, Board President

/ signed /

Allen Alchian, Board Secretary

Attach:

1. August Financials
2. ACC Report
3. NEPCO Report