



Board of Directors Minutes

October 17, 2012

Members Present: John Highhouse (president), Rich Paul (vice president and ACC chairman), Allen Alchian (secretary), Penny Dyer (Common Areas and Asst. Treasurer)

Members Absent: Vern Kuykendall (NEPCO)

Meeting brought to order at 5:02 PM.

I. Hearings

- A. 19785 Kershaw Court (Lot 17 Highlands Filing 4) – Dead tree.
The Board voted unanimously to close this violation as resolved.
- B. 19712 Falcon Crest Court (Lot 9 Highlands Filing 1) – Dead tree.
The Board voted unanimously to impose a \$50 per week fine if the tree is not removed by October 31, or the owner submits a written statement from an arborist that the tree is alive.
- C. 19773 Kershaw Court (Lot 16 Highlands filing 4) – Dead tree.
The Board voted unanimously to close this violation as resolved.

II. Record of Previous Board Action

- A. September 19, 2012 Board Minutes. On a motion by Paul, the minutes were approved unanimously by email on September 25, 2012.
- B. On September 25, 2012 the Board unanimously approved by email a request by the owner of 19772 Kershaw Court for an extension until Spring 2013 to comply with the placement and landscape standards of their trampoline.
- C. On October 12, 2012, by a motion from Highhouse, the Board unanimously approved by email a revision to the July 2012 financial report.

III. Officers' Report

- A. President – no report
- B. Vice President – no report
- C. Secretary
 - 1. Annual Director Election. Wasson reported that ballots casting over 170 votes have been received in the director election. Voting ends on October 22. The directors agreed by consensus that because the director election is uncontested—two candidates are on the ballot and there are four director positions vacant to be filled by the election—that there will not be a counting of the ballots. Instead enough ballots will be opened to determine that at least one vote is cast for each of the candidates, and then no further ballots will be opened. The ballots will be kept for one year in the event there is a challenge to the election or if there are members who wish to conduct a comprehensive count of the ballots cast.
 - 2. November Membership Meeting. The official notice of the Annual Membership Meeting has been mailed to those individuals or businesses who were owners of King's Deer properties on the Date of Record for this annual meeting. The notice is in the form of a post card.

3. King's Deer Newsletter. Alchian reported it is complete and has been mailed or emailed to all members. A copy is archived on the website, along with all past newsletters.
4. Annual Meeting Signs. The directors agreed to purchase and post temporary signs at most entries to King's Deer reminding members of the annual meeting on November 13.

D. Treasurer

1. September Financial Report. Dyer reviewed the highlights of the financials. Alchian moved to approve; seconded and approved unanimously. (Report attached)
2. Delinquent member accounts and the actions to recover amounts due were reviewed. The Board noted that foreclosure properties present the greatest challenge to recovering accumulating debt.

IV. Directors' Reports

- A. Common Areas. Dyer stated that the trails, playground, and common areas have been mowed. Weeds at the playground and cattails at the pond have been sprayed. "No Parking" signs were installed on Roller Coaster by the multi-use field and trees were trimmed both at the entrances and pond.
- B. Covenant Enforcement. Alchian reported the Covenant Enforcement Oversight Committee did not convene this month due to a lack of an available quorum. However there have been seven new violations issued during October and seven violations issued prior to October remain unresolved. Dead trees and various vehicle parking violations tend to dominate the list. (Report attached)
- C. Architectural Control Committee
 1. Paul said that there are currently 92 active projects being monitored. Three miscellaneous project applications, one landscape project application and one new house construction application were approved since the last report. One fence application is tabled for more information on the landscape required around the fence exterior perimeter. (Report attached)
 2. ACC Committee suggested the board review the properties that were victims of the August tree cutting incident and if those properties are below the minimum required number of trees, the owners be contacted and requested to bring their property into compliance.
- D. NEPCO. Kuykendall informed the Board members by written report that the next meeting is on November 10 with County Commissioner Darryl Glenn who will cover issues relevant to north El Paso County.
- E. Water
 1. Palmer Divide Water Company Update. Alchian reported that it appears the company is abandoning their plan to sell additional water rights to the owners who have wells permitted under the 94 decree. He explained this is apparently the result of the difficulty to comply with the water augmentation obligations that accompany these wells. He added that the company appears to be continuing efforts to obtain court approval to sell water rights to owners of wells permitted under the 93 decree.
 2. Alchian stated that there are 392 water meter readings required and we received 46% of them as of this date. Reminder notices will be sent to those who have not reported by October 19, alerting them again of the deadline on October 31 and informing them that if the reading is not received by that date they will be in violation of the covenants and will be the subject of a covenant violation hearing. The Board agreed to a November 5 hearing date.

G. Executive Director

1. Scheduled Office Closures. The office will be closed October 22, and November 22 -23, 2012.
2. Three properties have changed ownership since the last board meeting.

Paul moved to adjourn at 6:14PM. Motion seconded and approved unanimously.

/ signed /

John Highhouse, Board President

/ signed /

Allen Alchian, Board Secretary

Attachments:

1. September financials
2. Covenant enforcement summary
3. Architectural Control Committee Report