



Board of Directors Meeting

Wednesday, January 16, 2013

Members Present: John Highhouse (president), Vern Kuykendall (vice president), Allen Alchian (secretary)

Members Absent: Rich Paul (ACC), Penny Dyer (assistant treasurer)

Meeting brought to order at 5:07 PM and immediately proceeded to an executive session for a hearing on two properties, then returned to open session at 5:20 PM.

I. Record of Previous Board Action

- A. November Financial Report. On a motion by email from Rich Paul, the Board unanimously approved the November 2012 financials on December 31, 2012.
- B. By unanimous consent on January 3, 2013 the Board approved by email engaging a water study with Lytle Water Solutions of Highlands Park, Colorado, time and materials not to exceed \$21,520. The study will investigate and evaluate options for King's Deer HOA to comply with future water augmentation obligations set forth in Water Court Case 94CW49 (A) and (B), and Water Court Case 94CW144 (A) and (B). The study will also evaluate the consequences of water augmentation obligations under Water Court Case 12CW197 and potential consequences of the sale of 0.581 acre-feet of water per year to 100 property owners who are subject to Water Court Cases 94CW49 (A) and (B) and 94CW144 (A) and (B).
- C. 19220 Sixpenny Lane. The Board unanimously approved, by email on January 9, 2013, a motion by Alchian to foreclose on this property which has an extensive history of financial delinquency to the HOA.

II. Officers' Report

- A. President – no report
- B. Vice President – no report
- C. Secretary
 1. Entry Signs – table until February meeting
 2. Establish Key Dates for 2013
 - a. Mowing Deadline – June 30, 2013
 - b. Community Garage Sale(s) – August 10 – 11, 2013
 - c. Annual Membership Meeting – November 5, 2013
 - d. Board meetings will be on the 3rd Wednesday of each month.
 3. Newsletter – Articles due from the board members no later than weekend of February 9.
- D. Treasurer
 1. December Financial Report. By unanimous consent, the directors agreed defer approval of the December financial report to allow more time for review. (Report attached)
 2. Delinquent Member Account. Wasson reported that 303 of the 531 annual assessments have been paid, and 12 property owners have chosen a deferred payment option.
 3. Annual Interest Rate Charge. Alchian moved to set the annual interest rate charged to delinquent annual assessments at 8% per annum, effective immediately. Motion seconded and approved unanimously.

III. Directors' Reports

- A. Common Areas – No report
- B. Covenant Enforcement – Alchian reported no meeting was conducted in January.
- C. Architectural Control Committee. There are currently 87 active projects. One playground project was approved, and one fence and one new construction project are pending approval since the last report to the Board. (Report attached)
- D. NEPCO. (Report attached)
 - 1. Kuykendall reported that he and Alchian attended the January meeting which covered the recently passed House Bill 1237 on HOA documents and procedures. Also presented at the meeting was a review of HOA insurance recommendations.
 - 2. NEPCO will form a Transportation Committee and call for volunteers from member associations to serve on this committee.
- E. Neighborhood Watch – No report.
- F. Water
 - 1. Annual Water Report Status
 - a. Missing 2012 Meter Readings. Alchian reported two properties still have not reported their meter reading and are consequently being fined per the HOA enforcement policy.
 - b. Owner of 18655 Archers Drive requested relief from the imposed penalty for late reporting in 2012 due to explained unique circumstances. Alchian moved to waive the fines. Motion was seconded and approved unanimously.
 - c. Negative Meter Readings. Alchian reported these have not yet been pursued for correction by the HOA.
- G. Executive Director
 - 1. Scheduled Office Closures - February 18 is President's Day.
 - 2. Property Ownership Changes Since Last Board Meeting: two.

IV. Hearing Results

- A. 19628 Guildford Court— Dead Tree
Board closed this violation because the violation has been resolved.
- B. 19270 Lochmere Court—Snow Plow Blade Stored Outdoors
Board unanimously approved imposing a \$50.00 per day fine starting February 1, 2013 for each day this violation occurs.

Alchian moved to adjourn at 6:07 PM. Motion seconded and approved unanimously.

Minutes approved January 23, 2013.

John Highhouse, President

Allen Alchian, Secretary

Attachments:

- 1. December financials
- 2. ACC report
- 3. NEPCO report