



## Board of Directors Minutes

Wednesday, May 15, 2013

Members Present: John Highhouse (President), Penny Dyer (Common Areas and Assistant Treasurer), Allen Alchian (Secretary), Vern Kuykendall (Vice President) Rich Paul (ACC).

Meeting was brought to order at 5:00 PM and immediately the Board commenced the hearings. The hearings adjourned at 5:19 PM and the regular meeting resumed. Regular Meeting resumed at 5:20 PM

### I. Record of Previous Board Action

- A. April Board Minutes. On a motion to approve by email from Paul, the April 24, 2013 board meeting minutes were approved by email on April 30; Dyer abstained.

### II. Officers' Report

A. President – no report

B. Vice President

- 1. Mountain Pine Beetle Inspection Report. The Woodland Park State Foresters visited several properties in King's Deer on April 29. Only one property near the Roller Coaster Road and Highway 105 intersection had two trees with established MPB nests. Some other trees showed signs of MPB attack, but the trees successfully ejected the pest with adequate sap flow. The homeowner immediately removed the two infected trees.

C. Secretary

1. Events Leading to Annual Meeting

- a. Paul moved to approve restricting candidate nominations to period specified in our call for nominations letter and adopt same process as used in 2011 and 2012. Motion seconded and approved unanimously.
  - b. Alchian moved to set the period of nomination for Board Director from August 5 to close of business on September 3, 2013. Motion seconded and approved unanimously.
  - c. Alchian moved to set September 13, 2013 as the "Date of Record" for the annual meeting. Motion seconded and approved unanimously
  - c. By consensus the balloting period was set for September 18 until close of business October 21.
  - d. By consensus the board set Tuesday, November 12 as the alternate date for the annual meeting in the event of a weather closure of the school on November 5.
  - e. Alchian moved to nominate Cindy Fenton as the Nominating Committee chairperson. Motion seconded and approved unanimously.
- 2. Newsletter. Alchian reminded everyone that newsletter articles must be into him by May 27, 2013(Memorial Day). The Board agreed to offer a quarter page of space in the newsletter to King's Deer Golf Course. Alchian will contact the Golf Course management.
  - 3. Pending New HOA Statutes. Alchian distributed copies of the four new statutes passed by the Colorado Legislature this year and summarized them. The board concluded that King's Deer is already in compliance with all of them.

D. Treasurer

- 1. April Financial Report. After a quick review, the directors agreed to table approval to obtain additional information.

2. Delinquent Member Accounts. Dyer suggested refunding excess payments by two members, rather than retain the funds and issue a credit toward future payment obligations. The directors concurred unanimously.

### III. Director's Reports

#### A. Common Areas

1. Dyer reported the weed control and entrances maintenance has started. Trails have been scraped. The fountain will soon be placed in the pond.
2. Paul recommends asking Cindy Fenton to help with common area maintenance
3. Dyer would like to rebuild the trails in areas and will ask for help from residents through the newsletter to identify the areas in need.

#### B. Covenant Enforcement

1. Covenant Enforcement Oversight Committee. Alchian reported there were ten new violations reviewed by the committee in May. By category, they are:
  - 4 trash container violations
  - 2 properties with dead trees,
  - 1 trailer,
  - 2 recreational vehicle violations,
  - 1 driving motorized vehicles on trails.
2. Home Businesses. The Board reviewed a proposed statement of policy regarding home businesses in King's Deer.
3. Entry signage. The directors reviewed installing entry signs at six locations in King's Deer. Two locations—the north end of Royal Troon and the north end of Kershaw Court—were deemed suitable for installing two signs as prototypes. Alchian agreed to obtain a cost estimate for fabricating two signs. A decision on whether to proceed will await the results of the cost estimate.

#### C. Architectural Control Committee

1. ACC Report. Paul said that there are currently 109 active ACC projects being monitored, and 1 new construction project, 3 fence projects, 5 landscaping projects have been approved since the last report.

#### D. NEPCO

1. Kuykendall reported regular bimonthly meeting was conducted on May 11, and the presentation was on "Sustainable Landscape Interests." He shared some of the handouts.
2. NEPCO has started a Transportation Committee and has 6 participating volunteers.
3. Tentative future topics include HOA Legal Issues, El Paso County Sheriff's Office Support, County Issues presented by Commissioner Darryl Glenn.

#### E. Neighborhood Watch.

1. A Block Captain position for Block #14, northeast of Prairie Winds Elementary School, has been filled.

#### F. Water.

1. Alchian reported that the King's Deer developer still is working toward selling water to 50 property owners within the Classic subdivision of King's Deer, but it is extremely unlikely that the sale will occur in 2013 because the court date for obtaining Water Court approval of the proposed water augmentation plan is currently set for December 9, 2013.

#### G. Executive Director

1. Scheduled Office Closures: May 27 Memorial Day
2. Property Ownership Changes since Last Board Meeting
  - a. 18655 Archers Drive
  - b. 445 Kings Deer Point

IV. Hearing Results

- A. 19420 Bardsley Pl (lot 16, Classic filing 3) – RV Parking
  - 1. The violation has been resolved but because of the extent of RV parking violations, the Board unanimously agreed to impose a \$50.00 per day fine for any future occurrences.
- B. 19215 Royal Troon Drive (lot 36 Highlands filing 2) – Less Than Minimum Number of Trees
  - 1. The Board agreed unanimously to accept the homeowners offer to restore the property to at least ten evergreen trees, each at least four feet tall when planted, as required by the covenants, not later than July 31, 2013.
- C. 19135 Pagentry Place (Lot 13 Classic filing 4) – trash can(s)
  - 1. The Board unanimously agreed to have the HOA send notice to the homeowner of the covenant requirements on storing trash containers, and that future violations will result in an immediate \$50.00 fine each day the violation occurs.

Paul moved to adjourn at 7:31 PM. Motion seconded and approved unanimously.

*/ signed /*

---

*John Highhouse, President*

*/ signed /*

---

*Allen Alchian, Secretary*

Attach:

- 1. ACC Report
- 2. NEPCO Report