



Board of Directors Minutes

Wednesday, June 19, 2013

Members Present: John Highhouse (president), Allen Alchian (secretary), Rich Paul (ACC), Penny Dyer (assistant treasurer and common areas)

Members Absent: Vern Kuykendall (vice president)

Guests Present: Ockert and Elmarie Vosloo

Hearings brought to order at 4:56 PM and adjourned at 5:07. Board meeting brought to order at 5:08 PM.

I. Hearings

- A. 19583 Kershaw Court, Lot 34 Highlands filing 1 – Trash Cans
The board closed the violation with no further action.
- B. 20118 Sedgemere Drive, Lot 62 Highlands filing 4 – Dead Trees
The trees have been removed so the board closed the violation with no further action.
- C. 19624 Kershaw Court, Lot 3 Highlands filing 1 – Trash Can
The board closed the violation with no further action.

II. Record of Previous Board Action

- A. May Board Minutes. On an email motion to approve by Paul, the May 15, 2013 Board meeting minutes were unanimously approved by email on May 28, 2013.
- B. April Financials. On an email motion to approve by Dyer, the May 15, 2013 April financials were unanimously approved by email on May 26, 2013.
- C. The July Board meeting is rescheduled for July 24, 3:30 PM, at the HOA conference room.

III. Officers' Report

- A. President – no report
- B. Vice President – no report
- C. Secretary
 1. Events Leading to Annual Meeting. Alchian mentioned that at the July Board meeting the members need to start working on the proposed budget for 2014 and appoint the nominating committee members. (Report attached)
 2. Newsletter. The June newsletter it has been mailed. The next newsletter is tentatively planned for October with a deadline for articles at the end of September.
- D. Treasurer
 1. May Financial Report. After a review of the financial details Alchian moved to approve with a minor Board-agreed revision. Motion seconded and approved unanimously. (Report attached)
 2. Delinquent Member Accounts. Four properties are delinquent on the 2013 annual assessment.

IV. Directors' Reports

- A. Common Areas
 1. Dyer stated that the fountain and timers have been installed. The timer was replaced 18 months ago and never worked properly; the company that installed it will investigate to see what is causing the problem.
 2. Entrances, playground and sports field have been sprayed for weeds and mowed.

3. Trails have been graded.
 4. The HOA will contract with a new individual for mowing around trails and mowing the larger common areas.
- B. Covenant Enforcement
1. Fire Mitigation Policy Proposal. Alchian presented the Board a draft policy for fire mitigation. The Board members recommended a couple of changes which Alchian will incorporate and email to members for another review.
- C. Architectural Control Committee – No report
- D. NEPCO
1. Wasson presented the report for Kuykendall. There was no meeting in June but the next general meeting will be July 13, 2013 at the Monument Town Hall. The subject under discussion will be an annual update on HOA legal issues by attorney Lenard Rioth.
- E. Neighborhood Watch
1. The recent vandalism at Archers & Trumpeters court was foiled by neighbors calling 911. A sheriff deputy caught four juveniles in the neighborhood. One of the parents has contacted King's Deer HOA office to pay the damages. The Board thanks the action by neighbors and the El Paso County Sheriff's Office.
 2. Haddan emailed regular reports on the Black Forest Fire, making sure that out-of-town neighbors knew how the fire and mitigation were progressing.
 3. A recent and unusual solicitation by an individual using, without approval, a King's Deer Golf Course cart to drive up private driveways in King's Deer was actually an inappropriate, and perhaps illegal, action by an employee of a Lakewood Colorado pest control company.
- F. Executive Director
1. Scheduled Office Closures: July 3 – 5, July 25 and 26.
 2. There were four property ownership changes since the last board meeting.

Alchian moved to adjourn at 6:29 PM. Motion seconded and approved unanimously.

/ signed /

John Highhouse, President

/ signed /

Allen Alchian, Secretary

Attached:

1. May Financials
2. Proposed events and key dates leading to 2013 Annual meeting