



## Board of Directors Minutes

Wednesday, July 24, 2013

Members Present: John Highhouse (president), Vern Kuykendall (vice president), Allen Alchian (secretary), Penny Dyer (assistant treasurer), Rich Paul (ACC)

Members Absent: none

Guests: Robert and Quentin Marchetti

### I. Hearings

- A. Mowing. The Board reviewed the communications to and from each property owner. Eight property owners have not responded in any way to the mowing requirement; the board set a final deadline of August 11 for completion of lot mowing at those properties or a \$50 per week fine will be imposed. Owners who have been responsive to the mowing obligation but have not completed the annual requirement will have their mowing obligation re-evaluated on or after August 11 and if not completed the Board will reconsider their compliance efforts at a hearing on August 21.
- B. 19623 Falcon Crest Ct. (Lot 41 Highlands Filing 1): Trash Container Stored Outside. After review of the dates and nature of the violation, the Board voted four in favor and one opposed, to not impose any penalty for the violations the previously occurred but for any repeat violations in the future, a \$50 fine will be immediately imposed.
- C. 19724 Kershaw Court (Lot 60 Highlands Filing 3): Outdoor Parking of Trailer. The Board previously imposed a \$50 fine for repeat violations; an imposed fine is contested by the owner. The Board reviewed correspondence and circumstances of the violation that led to imposing the fine and unanimously agreed to rescind the imposed fine on this occurrence.
- D. 19230 Lochmere Court (Lot 51 Highlands Filing 2): Excessive Vehicle Parking Outdoors. The Board reviewed circumstances and correspondence related to the violation. The Board unanimously agreed to not impose a penalty for the violation that led to this hearing.

### II. Guest Presentations

- A. Eagle Scout Project. Eagle scout candidate Quentin Marchetti offered to work a project for the King's Deer community as one of his obligations to achieve Eagle Scout status. After a discussion of a variety of possibilities, the consensus was that some maintenance free outdoor seating in the area of the recreation field would be an attractive addition to King's Deer. Marchetti will develop some details of what will be done and any proposed contribution he might need from King's Deer HOA, and present the final proposal to the King's Deer Board at the August 21 Board meeting.

### III. Record of Previous Board Action

- A. June Board Minutes. On a motion to approve by email from Highhouse the June 19, 2013 Board meeting minutes were unanimously approved by email on June 21, 2013.
- B. Resolution 01-2013 Fire Mitigation. On a motion to approve from Alchian by email, Resolution 01-2013 was unanimously approved by email on June 21, 2013. The Fire Mitigation Policy has been posted in the Governance Documents page of the King's Deer web site.

### IV. Officers' Report

- A. President. No report.

B. Vice President

1. Kuykendall reported he completed a standard letter for sending to new tenants of King's Deer homes. This letter is designed to help tenants understand the obligations of living in a covenant-controlled community.

C. Secretary

1. Events Leading to Annual Meeting. Alchian reported the series of tasks are being accomplished as scheduled and the next task is the Call for Director Nominations letter to be mailed on August 5.

D. Treasurer

1. June Financial Report. The Board reviewed the June financials but withheld final approval to allow verification of a few specific details. Once approved, the June financial report will be attached to the board minutes.
2. Reserve Funds. Dyer recommended, and moved, that the Board now allocate the full budgeted \$14,600 to the Reserve Fund. Motion seconded and approved unanimously.

V. Directors' Reports

A. Common Areas

1. Dyer reported that work on common areas is progressing but the recent departure of our previous maintenance contractor has had an adverse impact on plans to do comprehensive restoration to sections of the trail. Therefore, the expenses for maintenance have not been up to the level expected. Fortunately, however, there has not been periods of heavy rainfall this summer—yet—which are often the source of immediate trail repair projects. Dyer has been in contact with a firm that does trail building and repair to see if they will be suitable for King's Deer. Dyer also reported that because of the loss of our former maintenance contractor the HOA has been using one of the contractors for HOA common area mowing that also mows private lots; this has added to the difficulty for some King's Deer lot owners to get their lots mowed this year. The June 2013 Maintenance Report is attached to the minutes.

B. Covenant Enforcement

1. CEOC July Report. Alchian reported that no July CEOC meeting was held due to the Independence Day holiday. Alchian reviewed the list of open violations during the week of July 8 and there were nine new violations since the June CEOC meeting. Those violation categories were dead tree, trailer parked outdoors in King's Deer, trash container stored outdoors, excessive outdoor vehicle parking, and RV parking.

C. Architectural Control Committee

1. Paul reported two new construction projects have been submitted since the June Board meeting and one was approved by the ACC; two construction projects were closed out with compliance fees returned; 13 projects of miscellaneous types have been approved.

D. NEPCO

1. Kuykendall reported the July NEPCO meeting focused on HOA legal issues including the new laws that affect HOA management. He summarized some of the details that King's Deer should review to ensure compliance. He and Alchian, who also attended the NEPCO meeting, will work this issue, but both agreed that King's Deer HOA is substantially in compliance and only minor revisions to our procedures may be required. The laws take effect on January 1, 2014.

E. Neighborhood Watch

1. Kuykendall reported there has been some mischievous vandalism in our area and that occasions of such activity has been circulated throughout the Neighborhood Watch network.

F. Executive Director

1. The office will be closed July 25 through July 30.

2. Since the June Board meeting there have been five changes of King's Deer property ownership.
3. Garage Sale. Signs for this event will go up next week. We have received some requests by King's Deer property owners to be included on the event map. The map will appear on the web site late next week and be updated as more event participants are identified.

Meeting adjourned at 7:02 PM

Minutes approved by King's Deer Board of Directors on July 25, 2013

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John Highhouse, president

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Allen Alchian, secretary

Attached

1. June Financial Report
2. ACC Report