



## **Board of Directors Minutes**

Wednesday, August 21, 2013

Members Present: John Highhouse (President), Allen Alchian (Secretary), Rich Paul (ACC)

Members Absent: Vern Kuykendall (Vice President), Penny Dyer (Asst. Treasurer and Common Areas)

Meeting brought to order at 5:10 PM

Hearings brought to order at 5:10PM

Hearings adjourned at 5:29PM

Meeting rejoined at 5:29PM

### **I. Record of Previous Board Action**

- A. July Board Minutes. On a motion to approve by email from Paul the July 24, 2013 Board meeting minutes were unanimously approved by email on July 25, 2013.
- B. June financial report. On a motion to approve by email from Dyer the June financial report was unanimously approved by email on July 26, 2013.

### **II. Officers' Report**

- A. President
  1. Legal Review – Highhouse reviewed the open legal actions in Executive Session.
  2. Fire Mitigation Resolution, Resolution 01-2013 Revision 1. The Board reviewed a proposed revision to the Fire Mitigation Resolution. Alchian moved to approve revision; it was seconded and approved unanimously.
  3. Eagle Scout Project. Highhouse signed the project sheet so that Mr. Marchetti could proceed with coordinating his planned project.
- B. Vice President – not present.
- C. Secretary
  1. Events Leading to Annual Meeting. Alchian reported the Call for Nominations and Agenda Items letter was mailed. Three individuals have been nominated thus far: David Compton, Penny Dyer and Vern Kuykendall.
  2. Annual Meeting Venue. The Board considered and agreed that the King's Deer Golf Course Troon Tavern could be a very acceptable location for the annual membership meeting in November, depending on the terms of use. Alchian will get additional details for using that location from the Club management.
- D. Treasurer
  1. July Financial Report. Paul moved to approve. Motion seconded and approved unanimously. (Report attached)
  2. Delinquent Member Accounts. The list is getting shorter with the exception of one property that has been a perennial problem and is being pursued by the HOA lawyer.
  3. 2014 Annual Assessment. Paul moved to set the 2014 annual assessment at \$300 per property with payment due January 2, 2014. Motion seconded and approved unanimously.
  4. 2014 Budget, and Account Terms and Definitions. Paul moved to approve 2014 Budget with the Reserve Fund contribution in 2014 set at \$15,800. Motion seconded and approved unanimously. (Budget attached) Paul moved to approve the Account Terms and Definitions. Motion seconded and approved unanimously.
  5. New Bank Accounts. Wasson reported that she and Dyer met with a First National Bank of Monument representative and opened two new accounts: Operating account and Compliance

Fee account. The monies from the Wells Fargo Compliance Fee account have already been transferred. The monies for the Operating account will be transferred not later than Friday, August 30, 2013.

### III. Directors' Reports

#### A. Common Areas

1. Sign Repair. Alchian reported that two signs at the multi-use field have been removed because of damage; one has been replaced and the other will be replaced within a week.

#### B. Covenant Enforcement Oversight Committee

1. CEOC Report. Alchian stated that as of June 6 there were a total of 122 violations for the 2013 year. (Report attached) Summary of the violations cited in 2013, through August 1.

13 Dead Tree/Slash	38 Mowing
3 Trailers/Equipment Stored Outdoors	42 Dead Trees
2 Trash Cans	11 Trailer/Equipment
2 Parking	2 Miscellaneous
2. CEOC Meeting Schedule. The next CEOC meeting will be held on August 29 a week earlier than normal because of the scheduled office closure.

#### C. Architectural Control Committee

1. ACC Activity. Paul reported that there are 102 active projects with two new construction projects and three miscellaneous projects approved. One new construction project has been submitted since the last report and one new construction project is pending. (Report attached)

#### D. Executive Director

1. Scheduled Office Closures: September 2, 2013 (Labor Day) and September 3 – 6, 2013.
2. Three Property Ownership Changes since last Board Meeting
3. Garage Sale Summary – A total of 19 properties were listed on the event map.
4. Waiver Requests
  - a. 19835 Upchurch—Delay Tree Removal. Owner requested to allow until next year to determine if the tree can be saved. Board granted until July 1, 2014.
  - b. 870 Trumpeters—Outdoor Car Parking. Owner requested a waiver to outdoor parking restrictions because of lawn mowing equipment in the garage. Board denied the request.
5. Block Party Request. Owner notified the Board of planned block party; it has been coordinated with neighbors.
6. Insurance. Board requested Wasson to solicit additional insurance quotes for the HOA.

### IV. Hearing Results

- A. 20409 Royal Troon Drive (Lot 39 Highlands Filing 5)—Dead Trees. Unanimous Board action: the dead trees must be removed by September 9 or a \$50 per week fine will commence and continue until removed.
- B. 19882 Kershaw Court (Lot 32 Highlands Filing 4)—Dead Tree. Unanimous Board action: the dead tree must be removed by September 9 or a \$50 per week fine will commence and continue until removed.
- C. 19887 Kershaw Court (Lot 30 Highlands Filing 4)—Dead Trees. Unanimous Board action: the dead trees must be removed by September 9 or a \$50 per week fine will commence and continue until removed.
- D. 19869 Kershaw Court (Lot 28 Highlands Filing 4)—Dead Trees. Unanimous Board action: the dead trees must be removed by September 9 or a \$50 per week fine will commence and continue until removed.

- E. 18910 Archers Drive (Lot 23 Classic Filing 1)—Off Driveway Parking. Board imposed a \$50 fine per repeat occurrence effective August 30, 2013.
- F. 19215 Royal Troon (Lot 36 Highlands filing 2) – Landscaping. Board imposed a \$50.00 fine per week fine, effective September 9 for each week the property continues to have less than the required ten evergreen trees, minimum four feet high.

Paul moved to adjourn at 7:08PM. Motion seconded and approved unanimously.

Minutes approved unanimously August 27, 2013.

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John Highhouse, Board President

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Allen Alchian, Board Secretary

Attach:

1. July Financials
2. 2014 Proposed Budget
3. CEOC Report
4. ACC Report