



Board of Directors Minutes

Wednesday, October 16, 2013

Board members present: John Highhouse (president), Allen Alchian (secretary and water resources), Rich Paul (ACC), Vern Kuykendall (vice president and NEPCO)

Board member absent: Penny Dyer (common areas and assistant treasurer)

Guests: Jason Aguilar, Scott Dayton, Robert and Quentin Marchetti

Hearings brought to order at 5 PM and adjourned at 5:19 PM. Regular meeting resumed at 5:20 PM.

I. Guest Presentations

- A. Mr. Quentin Marchetti presented an update on the Eagle Scout project. He will mark the proposed locations for Board members to review. He is hopeful to finish the project by early November.

II. Record of Previous Board Action

- A. September Board Minutes. On a motion to approve by email from Paul the September 18, 2013 Board meeting minutes were unanimously approved by email on September 23, 2013.

III. Officers' Report

A. President

1. Legal Review. Highhouse reviewed the active legal issues.
2. Office Relocation Update. The move to 19255 Royal Troon is scheduled for Friday, October 25. Our members will be notified by the newsletter (already distributed), the web site, a broadcast email, a posting on our Facebook page, and a note included on the postcard announcing the annual meeting.

B. Vice President. No report.

- C. Secretary. The election period ends Monday, October 21. Ballots will be counted on Thursday, October 24 at the HOA office by two HOA members who volunteered for the task.

D. Treasurer

1. September Financial Report. Tabled for later review and approval.
2. Delinquent Member Accounts. Reviewed and accepted.

IV. Directors' Reports

A. Common Areas

1. Trail Restoration. The work has been completed. The trail sections restored are a section along White Cliff Way; the trail along Roller Coaster between the golf cart path under Roller Coaster and the service entrance to the golf course maintenance facility; along King's Deer Point from Sixpenny to Royal Troon; and along King's Deer Point from Kershaw to the concrete culvert under King's Deer Point.
2. Pond. There is still a short in the timer for the fountain pump; it will be examined when the pump is pulled for the winter months.

B. Covenant Enforcement

1. CEOC Report. A total of 28 new violations were cited since the previous CEOC meeting. Ten violations remain unresolved from the August 29 CEOC meeting. Two violations were referred for hearing. (Report attached)

C. Architectural Control Committee.

1. Paul reported there are 121 active projects being currently monitored. (ACC report attached)
 - ✓ two new construction projects approved
 - ✓ two new construction projects submitted
 - ✓ five miscellaneous projects submitted, four approved, one disapproved
 - ✓ three new landscaping projects.

2. Paul also requested that the Board members approve Dan Snelling as a voting member of the ACC. Kuykendall moved to approve; seconded and approved unanimously.
- D. NEPCO. Kuykendall said El Paso County Commissioner Darryl Glenn would be at the next meeting, which will be on Saturday, November 9, at 10 AM at the Monument Town Hall.
- E. Neighborhood Watch. No report.
- F. Water
 1. Water Reading Reports. Approximately 210 members have reported their meter reading. A reminder letter will be mailed Monday, October 21 to those who have not reported by the close of business, Oct 18.
 2. Palmer Divide Water Company has withdrawn from the Colorado Water Court their effort to obtain a water augmentation plan supporting additional water rights which they intended to sell to King's Deer property owners. The initiative might be restarted once they find a suitable source of augmentation water.
 3. Alchian and Highhouse met with the executive director of Woodmoor Water and Sanitation District and outlined the terms for an interagency agreement for water augmentation by WWSD.
 4. Great Divide Water Company annual meeting was today at noon; Alchian and Kuykendall attended. The GDWC proposes a reduction in the growth of reserves. Annual member dues will be \$200 plus \$7 per lot plus a special assessment.
- G. Executive Director
 1. The HOA office will be closed Friday, November 8, 2013. It will also be closed to regular business on Friday, October 25 while the office relocates from Palmer Lake to the King's Deer golf course club house.
 2. There have been five property ownership changes since the last Board meeting.
- V. Hearings
 - A. 19771 Knights Crossing, 19053 Malmsbury Court; 1835 Pennyroyal Court; 19733 Royal Troon Drive. All lots are owned by the same owner; the owner requested relief from fines imposed for not mowing these lots. The Board reviewed the circumstances and unanimously denied the waiver request.
 - B. 19170 Breton Place. Unapproved Construction. Owner was present and was told either the unapproved construction must be removed, or submit a project application for the work not later than October 24, 2013 and obtain ACC approval for the work. The Board unanimously tabled action on this violation to allow for a project application to be submitted to the ACC.
 - C. 2132 White Cliff Way. Tree Stump. The Board unanimously agreed the violation has been resolved.
 - D. 865 Trumpeters Court. Dead Tree The Board unanimously agreed the violation has been resolved.

Paul moved to adjourn at 7:13 PM. Motion seconded and approved unanimously.

/ signed /

John Highhouse, President

/ signed /

Allen Alchian, Secretary

Attach:

1. September Financials
2. CEOC Report
3. ACC Report