



Board of Directors Minutes

Wednesday, November 13, 2013

Members Present: John Highhouse (President), Rich Paul (vice president and architectural control committee), Allen Alchian (secretary and water resources), Penny Dyer (assistant treasurer and Common Areas), David Compton (CEOC and NEPCO), Jason Aguilar (neighborhood watch)

Guests: Rob and Christi Schlue

The Board meeting was brought to order at 5 PM and the directors elected Board officers. Hearings were then convened at 5:16 and concluded at 6:16. The Board meeting then immediately resumed.

I. Guest Presentations

A. 1324 Chapel Royal Court, Lot 47 Highlands filing 1 – Unapproved Shutters

The owners were present to explain to the Board why they installed shutters before the ACC had completed a review and decision on their application to install the shutters. Also, because the ACC had disapproved the project application, the owners explained why they felt the disapproval was inappropriate. The owners distributed handouts to the Board members which outlined the shutter product they installed. The handout also contained a copy of the 2008 Colorado House Bill 1270 which limits the restrictions homeowners associations may impose on energy saving devices. The owners also displayed photos of two other homes in King's Deer that have these shutter products installed: one on Chapel Royal and one on Lochmere Court.

The Board members declined to render any decision during this meeting, indicating they preferred to do additional research into some of the details presented by the owners. The Board also asked the owners to make a similar presentation to the ACC because no such presentation was given to the ACC members to assist them before they decided to disapprove installation of the shutters.

II. Record of Previous Board Action

- A. September Financials. On an email motion from Alchian to approve the September financial report, it was unanimously approved by email on October 21, 2013.
- B. October Board Minutes. On an email motion by Highhouse to approve the October 16, 2013 Board minutes, the directors unanimously approve by email on October 22, 2013.

III. Officers' Report

A. President

1. Appoint Officers and Director Duties

- a. Alchian moved to appoint Highhouse as president of the Board.
- b. Highhouse moved to appoint Rich Paul to a vacant director position; the term of office will expire after the 2014 annual membership meeting.
- c. Alchian moved to appoint Paul as vice president.
- d. Paul moved to appoint Alchian secretary and director for water resources.
- e. Alchian moved to appoint Charlotte Christensen as treasurer.
- f. Alchian moved to appoint Dyer as assistant treasurer and director for common areas.
- g. Alchian moved to appoint Paul as chairman of the Architectural Committee
- h. Paul moved to appoint Compton as chairman of the Covenant Enforcement Oversight Committee and the King's Deer representative to NEPCO.
- i. Paul moved to appoint Aguilar as director for the neighborhood watch program.
- j. All the above motions were seconded and approved unanimously.

- k. By consensus of the Board, the 2014 Water Committee members will be Paul, Alchian, Aguilar, and Compton.
- 2. Eagle Scout Project. Marchetti completed the project of constructing and installing two benches at the King's Deer multi-use field.
- 3. Highhouse asked for the Board to identify goals for next year. The following were immediately offered and accepted by consensus.
 - a. Investigate the possibility of installing information signs at King's Deer entry points.
 - b. Pursue water augmentation support from Woodmoor Water and Sanitation District.
 - c. Actively engage with El Paso County Department of Transportation to prioritize resurfacing primary roads through King's Deer.
- B. Vice President – Paul recommended that directors members be prepared to set all 2014 event dates during the next Board meeting.
- C. Secretary
 - 1. By consensus the directors agreed the 2014 Board meetings will be at the King's Deer Golf Club board room on the third Wednesday of each month at 5 PM.
 - 2. By consensus the directors agreed to hold the 2014 annual meeting on November 11, 2014.
 - 3. Next newsletter will be published in February.
- D. Treasurer
 - 1. October Financial Report – The Board tabled approval to await clarification from the assistant treasurer on one entry in the financials. (Report attached)

IV. Directors' Reports

- A. Common Areas. Dyer stated that the fountain has been removed from the pond for the winter and is in storage, and the irrigation lines are being blown-out for the winter by King's Deer Golf Club maintenance.
- B. Covenant Enforcement.
 - 1. Alchian reported that there were five new violations reviewed at the November meeting, and five previous and still-unresolved violations. (Report attached)
 - 2. Alchian moved to appoint Grace Highhouse to the committee effective immediately. He explained she had been a previous voting member of the committee and was therefore very familiar with the procedures. Seconded and approved by five directors; J. Highhouse recused himself from voting.
- C. Architectural Control Committee.
 - 1. Paul reported there are 121 active projects in King's Deer being monitored. Two new construction projects have been approved, and two new construction project applications were submitted since the last Board meeting. There has been a lack of progress on the new house construction at 19547 Kershaw Court; the owner has been sent a letter alerting them to the covenant requirement to complete projects in nine months. (Report attached.)
- D. NEPCO. Kuykendall attended the November meeting. (Report Attached)
 - 1. Andre Brackin, El Paso County Engineer, provided an overview of the response to the Black Forest storm drainage challenges.
 - 2. Darryl Glenn, our representative on the El Paso County Commissioners, spoke about the issues raised by the Black Forest fire and the lack of effective communications with residents during the fire.
 - 3. The El Paso County Commissioners will meet on November 21 to accept input on the question of revising the fire code. The Commission will make a decision on this issue in December 2013.
- E. Neighborhood Watch. Haddan reported by email that he received a volunteer for Block Captain to cover the area across from Prairie Winds Elementary School.

F. Water

1. Water Reading Reports. Alchian stated that the HOA is missing five meter readings. Six readings from homeowners are not reliable, and these owners have been sent a letter instructing that they have a licensed plumber to replace their meter.
2. Augmentation for 93 Decree. Alchian reported that Woodmoor Water and Sanitation District is outlining a draft agreement between King's Deer HOA and WWSD to provide water augmentation support for King's Deer. We expect to receive that draft for review in the next few days.
3. Great Divide Water Company Dues. Wasson reported we have not received the 2014 invoice.
4. Remote Reading Meters. Aguilar researched and emailed to Board members information about meters that can be read remotely. Aguilar will arrange a meeting between Board members and a company representative.

G. Executive Director

1. Scheduled Office Closures – November 28 and 29 for Thanksgiving
2. There have been two property ownership changes since the last board meeting.

V. Hearing Results.

- A. In accordance with the published policy on submitting and collecting water meter readings, the Board unanimously approved that the owners of the following properties who have not reported their water meter reading to the HOA by close of business on November 22, 2013 shall be fined \$100; and beginning December 2, 2013, and continuing each week thereafter in which the water meter reading for the property continues to be unreported to the HOA, an additional \$50 fine will be imposed.
1. 19220 Sixpenny Lane, Lot 11 Highlands filing 2
 2. 19564 St Giles Court, Lot 88 Highlands filing 5
 3. 19230 Lochmere Court, Lot 51 Highlands filing 3
 4. 18110 Archers Drive, Lot 9 Classic filing 1
 5. 19010 Purser Court, Lot 5 Classic filing 3

Paul moved to adjourn at 7:52PM. Motion seconded and approved unanimously.

Attached:

1. October Financials
2. CEOC Report
3. ACC Report
4. NEPCO Report

Approved unanimously by the King's Deer Board of Directors on November 22, 2013.

/ signed /

John Highhouse, Board President

/ signed /

Allen Alchian, Board Secretary