



Board of Directors Minutes

Wednesday, December 18, 2013

Members Present: John Highhouse (president), Rich Paul (vice president and ACC), Allen Alchian (secretary), David Compton (CEOC), Jason Aguilar (director at large)

Members Absent: Penny Dyer (common area maintenance and assistant treasurer)

Guests Present: Randall Maul (19681 Royal Troon)

Meeting was brought to order at 4:59 PM; hearings started at 5:00 PM and adjourned at 6:15 PM. The regular meeting then commenced.

I. Record of Previous Board Action

- A. 19215 Royal Troon Drive. On an email motion from Paul, the directors unanimously approved by email on November 22, 2013 to rescind two fines imposed in each of the first two weeks of November 2013 for non-compliance with the minimum landscape standard.
- B. October Financial Report. On an email motion by Dyer, the directors unanimously approved by email the October Financial Report on November 22, 2013.
- C. November Board Minutes. On an email motion by Alchian, the directors unanimously approved by email the November 13, 2013 board minutes on November 22, 2013.
- D. November 5, 2013 Annual Membership Meeting Minutes. On an email motion by Alchian, the directors unanimously approved by email the Annual Meeting minutes on December 1, 2013.

II. Officers' Report

A. President

1. Eagle Scout Project Update. Highhouse stated the project by Eagle Scout candidate Quentin Marchetti to install two benches at the sports field is now completed.
2. Insurance Update. Aguilar reviewed the current policy and recommended that since we had just renewed our insurance policy it would be best to align any possible change in carrier with the renewal date of the policy. Highhouse and Aguilar will meet with our current insurance agent and check into different policies to include a possible premium reduction prior to renewal in 2014.
3. Legal Update. Highhouse gave a summary of the status of active legal actions against some members who are in arrears on their payments.
4. Alternative Mailboxes. Compton volunteered to research different types of mailboxes for the subdivision.
5. Annual Assessment Cap/Insurance. Highhouse confirmed that the HOA attorney replied that HOA insurance premiums are not included under the covenants' \$300 cap on the annual assessments. This, therefore, opens the possibility of HOA insurance being billed to members separately from HOA annual assessments, with both being obligations for the members.

B. Vice President – no report

C. Secretary

1. Dates Key Events for 2014 were established during the board meeting. They are:
 - a. Annual Lot Mowing deadline: June 30, 2014
 - b. Garage Sale: August 8, 9 and 10, 2014
 - c. Annual Membership Meeting: November 11, 2014
2. Newsletter will be published in mid-February 2014. Articles are due the end of January.

D. Treasurer

1. November Financial Report. Approved unanimously on a motion by Paul. (Report attached)

2. Delinquent Member Accounts. The board noted the number of delinquent accounts are getting fewer because of actions by the board to pursue resolution by the few delinquent members.
3. QuickBooks. Aguilar researched our QB access problems and suggested the board consider setting up a server with our own full version of QB instead of paying a monthly subscription fee. The board approved further investigation by Aguilar into all that will be required.

V. Directors' Reports

A. Common Areas. No report

B. Covenant Enforcement

1. Meeting Report. There was no meeting in December due to inclement weather. The meeting in January may be moved to the second Thursday to avoid a meeting in the holiday period immediately following January 1. Also, the regular meeting time and day might change for 2014 depending on the availability of the committee members; Compton will work a schedule that best suits the CEOC members.
2. Appointment of 2014 Committee Members. The board appointed the following individuals to the Covenant Enforcement Oversight Committee for 2014:
Dave Compton (Chairman) Al Walter
Vern Kuykendall Cindy Fenton
Grace Highhouse Allen Alchian
Rich Paul

C. Architectural Control Committee

1. Meeting Report. Paul reported there are 121 currently active projects; two projects were disapproved, one addition and one landscape project were approved since the last report. (Report attached)
2. Appointment of 2014 Committee Members. The board appointed the following individuals to the Architectural Control Committee for 2014:
Rich Paul (chairman), Dan Snelling
Vern Kuykendall Tom Haddan
Allen Alchian John Witsken
George Panoncillo

D. NEPCO

1. Meeting Report – The next general meeting of NEPCO is 10 AM, Saturday, January 11, 2014 at the Monument Town Hall. No agenda of the meeting has been published at this time.

E. Neighborhood Watch – no report

F. Water

1. Water Reading Reports. Alchian reported the 2013 annual report is completed and has been sent to State. Average water use by those properties subject to the 93 Decree was about 87% of the maximum draw allowed; those subject to the 94 Decree drew about 84% of the maximum allowed; the difference in percentage is mostly because the 94 Decree allows a little bit more water to be drawn from a well than the 93 Decree. The meter reporting revealed seven possibly defective meters, and those owners have been instructed to have a licensed plumber inspect and repair if necessary. Three property owners failed to report the meter reading and covenant enforcement action has been initiated plus they are identified to the state in the annual report.
2. Great Divide Water Company Annual Dues. Wasson reported that the company has not yet requested any dues payment from King's Deer for Water Year 2014.
4. Remote-reading Water Meters. Aguilar reported a demonstration test was conducted with four houses. The results were generally satisfactory but signal strength is being examined by

the company that makes the meters. It will probably be summer 2014, or later, before we learn more.

G. Executive Director

1. Scheduled Office Closures. The HOA office will be closed from December 23 through January 1, 2014 and will reopen January 2 for regular business hours, Monday through Friday 10 AM to 5 PM.
2. Property Changes. Wasson reported there have been three King's Deer properties change ownership since the November board meeting..
3. Annual Assessment Payments. Wasson reported that 113 property owners have paid their 2014 assessments paid in full. The due date is January 3, 2014.

VI. Hearing Results

A. 1324 Chapel Royal Court, Lot 47 Highlands filing 1 – Roll-down Window Shutters

1. The board unanimously approved the project as submitted because Colorado Statutes do not allow outright rejection of energy saving devices by homeowners associations.
2. In a four to one decision by the directors, the board choose not to impose a fine for the work being accomplished prior to project approval, primarily because the installation was acceptable in the final board approval of the project.

B. 19681 Royal Troon Drive, Lot 61 Highlands filing 5 – Incomplete Landscape Project

1. The owner was present and reviewed the project history and work yet to be done. After extensive discussion and review of photos, and with agreement from the owner, the board unanimously approved the following conditions:
 - a. the owner shall submit a revised plan to the January 9, 2014 ACC for review;
 - b. that plan must provide all the owner will accomplish not later than July 1, 2014 to bring this project to completion, and it may delete some of the landscape features that were approved by the ACC in the original project proposal;
 - c. the revised plan will bring the entire site to a completed appearance;
 - d. if an acceptable revised plan is not provided to the ACC for review on January 9, 2014, a \$50 per week fine will then commence and continue until the originally approved project is completed;
 - e. if the revised plan is submitted and approved by the ACC, and the owner does not complete the revised project as approved by July 1, 2014, a \$50 per week fine will then commence and continue until the approved revised project is completed.

C. 19773 Kershaw Court, Lot 16 Highlands filing 4 – Dead Tree. Resolved; board unanimously approved closing this violation.

D. 19760 Knights Crossing, Lot 5 Highlands filing 5 – Trailers. Resolved; board unanimously approved closing this violation.

E. 18110 Archers Drive, Lot 9 Classic filing 1 – Delinquent Water Meter Reading. The board unanimously approved rescinding all fines associated with the late submission of the water meter reading due to the exceptional circumstances of the owner.

Alchian moved to adjourn at 7:18 PM. Motion seconded and approved unanimously.

John Highhouse, President

Allen Alchian, Secretary

Attached:

1. November financials
2. ACC report