



KING'S DEER

*Annual Meeting
November 5, 2013*



Agenda

- **Introductions**
- **Director and Committee Reports**
- **Election Results**
- **Water Presentation**
- **Open Discussion**
- **Adjournment**



(Photos by King's Deer residents)

Introductions

Jack Scheuerman (King's Deer attorney)
Charlotte Christensen (HOA Treasurer)
Tom Haddan (Neighborhood Watch)
Pat Wasson (King's Deer Executive Director)

Board of Directors

John Highhouse (President)
Vern Kuykendall (Vice-President, NEPCO Representative)
Allen Alchian (Secretary, Covenant Enforcement Oversight Committee, Water)
Penny Dyer (Assistant Treasurer, Common Area Maintenance)
Rich Paul (Architectural Control Committee)



Annual Meeting Handouts

- Agenda
- 2014 Budget with Account Descriptions



Director and Committee Reports

- State of the HOA (Highhouse)
- Treasurer's Report (Christensen)
- Architectural Control Committee (Paul)
- Common Area Maintenance (Dyer)
- NEPCO and Facebook (Kuykendall)
- Neighborhood Watch (Haddan)
- Covenant Enforcement (Alchian)
- 2013 Election Results (Alchian)
- Water Report (Alchian)
- Open Discussion



State of the HOA

John Highhouse

President

King's Deer Homeowners Association



State of the HOA

Office Relocation

Trails

Water Study

Fire Mitigation

Budget & Finance



State of the HOA

- Continue our ongoing plan for renovating and restoring HOA owned assets, using the 2012 Reserve Study as a guide.
- Maintain a balanced approach with regards to HOA funds, spending as necessary on current needs, while building reserves for future needs.
- Water Augmentation requires HOA resources.
- Support Neighborhood Watch and the community standards to maintain property values and community living standards.
- Eagle Scout project at sports field.
- Thanks to all that participate. We are always looking for new volunteers.



Financial Report

Charlotte Christensen

Treasurer



Financial Report

Budget Vs. Actual (Income)

INCOME	2013 Budget	As of 9/30/2013	Projected 12/31/2013	Variance Over/(Under)	2014 Budget
Annual Assessment	159,300	119,475	159,300	-	159,300
Donated Services*	14,460	22,095	29,460	15,000	14,460
Other	12,400	21,296	24,000	11,600	13,500
Total Income	\$186,160	\$ 162,866	\$ 212,760	\$ 26,600	\$187,260

*Donated Services					
Accounting Oversight	4,560	3,420	4,560	-	4,560
Annual Water Report	5,000		5,000	-	5,000
Water Study Oversight	-	15,000	15,000	15,000	
Project Monitoring	2,000	1,500	2,000	-	2,000
Website Maintenance	2,900	2,175	2,900	-	2,900
Total Donated Svcs	\$ 14,460	\$ 22,095	\$ 29,460	\$ 15,000	\$ 14,460



Financial Report

Budget Vs. Actual (Expenses)

EXPENSES	2013 Budget	As of 9/30/2013	Projected 12/31/2013	Variance Over/(Under)	2014 Budget
Administration	74,314	52,327	70,262	(4,052)	72,437
Bad Debts	5,000	-	-	(5,000)	2,500
Maintenance	54,198	27,037	57,953	3,755	57,563
Professional Fees	19,260	26,294	35,659	16,399	21,960
Other Expenses	20,632	15,510	20,822	190	17,000
Total Expenses	\$ 173,404	\$ 121,168	\$ 184,696	\$ 11,292	\$ 171,460
Reserve Allocations	12,756	10,077	13,347	591	15,800
Total Expenses and Reserve Allocations	\$ 186,160	\$ 131,245	\$ 198,043	\$ 11,883	\$ 187,260



Financial Report

Budget Vs. Actual (Net Income)

	2013 Budget	As of 9/30/2013	Projected 12/31/2013	Variance Over/(Under)	2014 Budget
Total Income	\$ 186,160	\$ 162,866	\$ 212,760	26,600	\$ 187,260
Total Expenses and Reserve Allocations	\$ 186,160	\$ 131,245	\$ 198,043	11,883	\$ 187,260
Current Year Net Income/(Loss)	-	\$ 31,621	\$ 14,717	\$ 14,717	-



Financial Report

Balance Sheet (as of September 30, 2013)

Assets	Total	Liabilities & Equity	Total
Total Bank Accounts	344,823	Liabilities	
Net Accounts Receivable	1,035	Accrued Expenses	1,856
Total Other Assets	8,080	Compliance Fee Deposits	46,000
Total Assets	<u>\$ 353,938</u>	Unearned Assessments	39,825
		Total Liabilities	<u>\$ 87,681</u>
		Equity	
		Reserve Fund	209,304
		Operating Fund	56,953
		Total Equity	<u>\$ 266,257</u>
		Total Liabilities & Equity	<u>\$ 353,938</u>



Financial Report

Statement of Changes in Fund Balances

(Period ending September 30, 2013)

	Reserve Fund	Operating Fund	Total Fund Balance
Balance January 1, 2013	\$ 218,148	\$ 25,332	\$ 243,480
Revenues in Excess of Expenses		41,698	41,698
Transfer from Operating Fund to Reserve Fund			
Allocation of 2013 assessments to Reserve Fund	10,077	(10,077)	-
Reserve expenditures	(18,921)		(18,921)
Balance September 30, 2013	<u>\$ 209,304</u>	<u>\$ 56,953</u>	<u>\$ 266,257</u>



Financial Report

Reserve Fund Balance Over Time (Thousands of dollars)



Architectural Control Committee

Rich Paul

Director of ACC

Architectural Control Committee Members:

- Rich Paul (chair)
- George Panoncillo
- Tom Haddan
- Allen Alchian
- Vern Kuykendall
- John Witsken
- Dan Snelling



ACC: Overview and Notable Trends

- ☞ Currently the ACC is monitoring 121 active projects.
- ☞ Construction for 2013 has exceeded 2012 and currently stands at 10 new home applications being submitted for the year.
- ☞ Miscellaneous project applications have doubled in 2013 over the last 2 years.
- ☞ As a result of the forest fires of 2012 and 2013, the issue of the mandatory fire suppression system requirement that was rescinded the latter part of 2011 by the Regional Building and District Fire Chief is being reconsidered.



Overview of Project Applications 2013 VS. 2012



2013 Project Applications

- New Home Construction – 10
- Detached Garages – 1
- Landscaping - 35

2012 Project Applications

- New Home Construction – 7
- Detached Garages – 2
- Landscaping - 16



Common Area Maintenance

Penny Dyer

Director of Common Areas



Common Area Maintenance

- **Lost primary maintenance team**
 - Established new partnerships
 - Not all tasks covered
 - Expanding partnership with golf course
- **Pond**
 - Treat for cattails, reduce silt accumulation
 - Rebuild fountain (warranty item)
- **Common Area--mowing and weed control**
- **Trail renovation project--1st of multi-year effort**
 - 1+ mile
 - New materials, compacted
 - Alter drainage



Trail Renovation



Trail Renovation



North El Paso County Coalition of Community Organizations (NEPCO)

Vern Kuykendall

Vice President



NEPCO (WWW.NEPCO.ORG)

- **North El Paso County Coalition of Community Organizations (NEPCO)**
 - 32 Neighborhood Organizations ~ 7000 homes or lots
 - King's Deer membership includes all our owners
- **General membership meetings every other month**
 - Second Saturdays, 10AM, Monument Town Hall
 - Open Executive Board meetings on alternate months
 - 2014 meeting plans in development
 - Next meeting 9 November – Commissioner Darryl Glenn on County Issues affecting North El Paso County
- **NEPCO provides an opportunity for two way information exchange**
 - Meetings are presentations and interaction
 - Formal comments provided by Land Use Committee Web site for information, presentations, minutes, etc.
 - Committee on Transportation formed, Larry Osgood of King's Deer a member



Facebook

- We have a Facebook page now - King's Deer HOA
 - If you use Facebook, check us out and give a “like”
- While the page is up, we are still experimenting and learning
 - Good for pop up and near term items and events.
 - If you use Facebook, you can see new posts vice going to our HOA website
 - Considering how this might be Neighborhood Watch tool
- Need an experienced Facebook person to help maximize the effectiveness of this communication tool



Neighborhood Watch

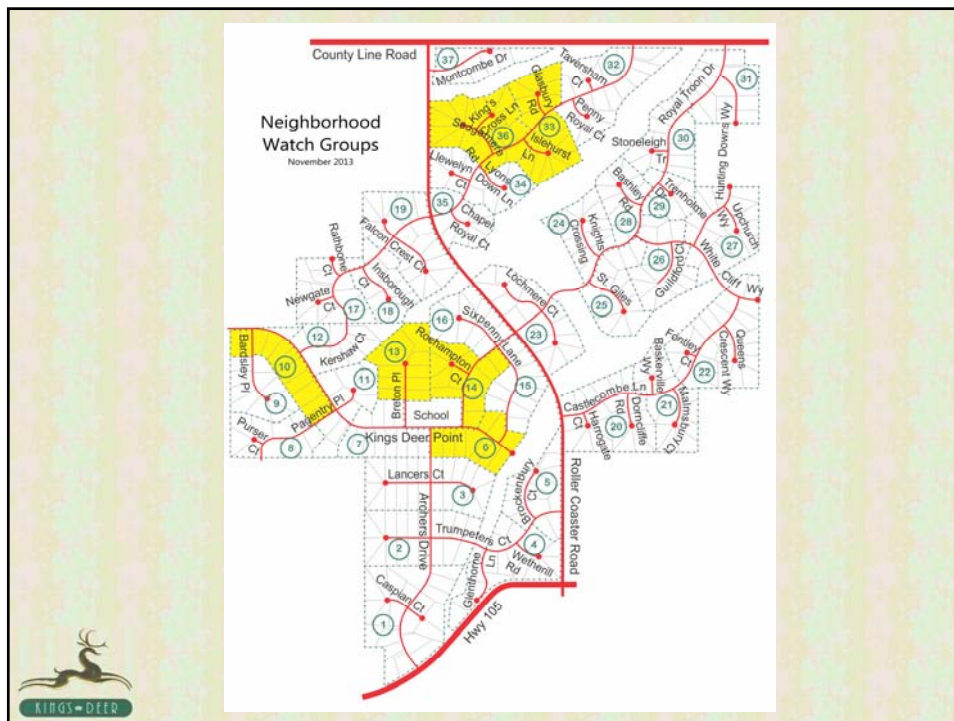
Tom Haddan

Neighborhood Watch Coordinator



Neighborhood Watch (NW)

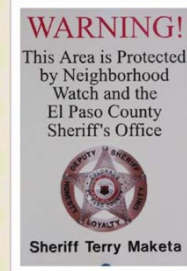
- What is Neighborhood Watch? – Program to make residents less vulnerable to crime and make Kings Deer safer—i.e. a program of Deterrence to crime within our Community
- What it is not? – Emergency, crisis or crime response
 - You must call 911 or non-emergency numbers (See web site)
 - No alerts for lost pets, or response to home alarms, or
- Program Status
 - Need Volunteer Block Captains for remaining unmaned Blocks
 - Need contact info for residents for NW communications
 - If not receiving alerts, see me at NW table
- Block Captain Responsibilities
 - Maintain coordination data for the neighborhood block
 - Share info and alerts from EPSO and KD NW with neighbors



Neighborhood Watch (NW)

Plans for 2014

- Fill remaining Neighborhood Block Captain positions and ensure current contact data
- Add additional NW signage within the Community
- Enhance neighborhood communications and information sharing
- Expand web site for NW



Please stop at our table to volunteer as Block Captain and/or to provide contact data.



Covenant Enforcement Oversight Committee

Allen Alchian

Board Secretary, CEOC Chair, Water Resources

Members

Al Walters, Rich Paul, Cindy Fenton, Vern Kuykendall



Purpose and Membership

- **Purpose**
 - Monitor enforcement process
 - Ensure enforcement objectivity
 - *Do not identify violations*
- **Goal: Maintain Standards**
- **Monthly Review**



Enforcement Process

- Office Manager identify violation, or...
HOA member identifies violation & verified by 2d HOA member or Office Manager.
- CEOC review (HOA members)
 - Violation Notice letter sent, explaining violation and request resolution.
 - Second notice sent
 - ✓ Resolution deadline
 - ✓ Board hearing date
- Board Hearing
 - Review HOA enforcement activity
 - Review correspondence and property owner comments
 - Render decision
 - ✓ close violation
 - ✓ deadline to resolve without penalty
 - ✓ impose penalty
 - ✓ pursue resolution through legal avenues



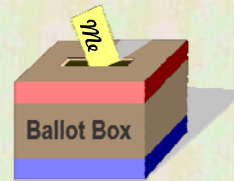
Summary (Jan-Sep 2013)

Type of Violation	Number
Fence	4
Vehicle Parking	6
Play Equipment	3
Landscape	0
Dumpster/Trash Can	17
Water	22
Recreational Vehicle	7
Nuisance	1
Mowing	38
Dead Trees/Slash	60
Trailer/Equipment Outdoors	14
Miscellaneous	4



Election Results

- 3 director positions to be filled
- 3 candidates
 - Penny Dyer (elected)
 - Jason Aguilar (elected)
 - Dave Compton (elected)
- Two-year term
- 213 votes cast (minimum 160 needed)
Tony Liston, Jim Groesbeck, Vern Kuykendall--count ballots
- 2014 Board
John Highhouse, Allen Alchian
Penny Dyer, Jason Aguilar, Dave Compton
2 vacancies
- Ballot box sealed; retained one year

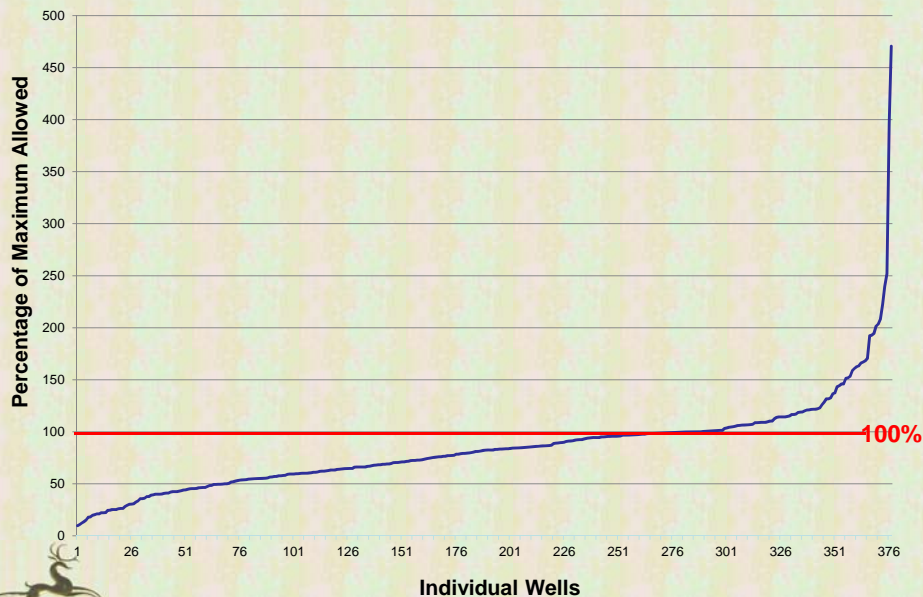


2013 Water Report

- ◆ 531 Residential properties
- ◆ 400 Wells
 - ◆◆ 272 under their annual limit (68%)
 - ◆◆ 99 exceeded the annual limit (25%)
 - ◆◆ 29 not reported or questionable readings
- ◆ Average draw per well approximately 112,500 gallons
- ◆ *Wells and water supplies are in good shape*



Percent Annual Draw for Each Well



2013 Water Study

- ◆ Evaluate KDHOA **augmentation** water rights
- ◆ Develop plan for augmentation beginning 2027
 - ◆◆ potential challenges
 - ◆◆ identify options
 - ◆◆ predict costs
- ◆ Completed June 2013
- ◆ Interagency Water Service Agreement--WWSD

All wells are fine...no threat to residential water supplies!



Palmer Divide Water Company

(King's Deer Developer)

Status: Selling Additional Water Rights

- ◆ **Mission: Sell water add'l water rights to KD residents**
 - ◆◆ Augmentation Plan needed
 - ◆◆ Lack of available augmentation water
- ◆ **Initiative to sell additional water rights terminated**
 - ◆◆ PDWC may try again in future

