



Board of Directors Minutes

Wednesday, May 14, 2014

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)

Members Absent: David Compton (NEPCO), Jason Aguilar (Neighborhood Watch)

Guests Present: Mick Hartley, Gary Hoffbauer

Regular meeting brought to order at 5:07 PM.

I. Record of Previous Board Action

- A. By email, on a motion by Paul, the directors approved the April Board of Directors meeting minutes on April 22, 2014. Dyer abstained.
- B. By email, on a motion by Paul, the directors unanimously approved the March Financial Report on April 23, 2014.

II. Guest Presentation.

- A. Mr. Gary Hoffbauer, new owner of 19220 Sixpenny, purchased this property through a foreclosure sale. He attended the Board meeting and reported that he felt he was not legally obligated to the debt incurred by the prior owner and therefore made no offer to settle past amounts due.

III. Officers' Report

- A. President. Highhouse reported that one member's account was referred to HOA Attorney for collection of past due monies.
- B. Vice President. No change on the proposed entry signage since the last report. The golf course is interested in replacing the vandalized golf course signs and possibly install additional signage. Alchian agreed to stop by the pro shop and see if there might be some way the HOA and course might partner on a signage project.
- C. Secretary
 1. Newsletter. Alchian reminded the directors that newsletter articles are due the end of the month because we need to get the newsletter out by mid-June to remind members of the June 30 mowing deadline.
 2. Slash disposal notice – Reminded the Board that an email notice went out to the residents about the slash disposal and that there are several signs up around Monument. May 17, this Saturday will be the first time.
- D. Treasurer.
 1. Dyer summarized the April financial details then moved to approve April financials; seconded and approved unanimously. (Report attached)
 2. Dyer presented the member delinquency report; one property owner is in arrears on the 2014 annual assessment and other amounts due. This account has been referred to the HOA attorney for collection action after HOA attempts to collect have been unsuccessful.

IV. Directors' Reports

- A. Common Areas. Dyer reported that all common areas have been sprayed for weed control, a replacement volleyball net has been purchased, the fountain will be placed in the pond weather

- permitting, sprinklers at the monument entries have been turned on and the trail work is 90% complete.
- B. Covenant Enforcement. Alchian reviewed the May activities of the Covenant Enforcement Oversight Committee. There were 27 new violations after the March 6 CEOC meeting. (Report attached)
 - C. Architectural Control Committee. Paul reported there are 130 active projects, 3 new construction projects under review. Since the last report to the Board, the ACC has approved one deck and three landscape projects, and accomplished construction project monitor visits on two projects. (Report attached)
 - D. NEPCO. Alchian reported that NEPCO is preparing a database of limited HOA information for member HOAs. It will contain information such as number of lots, annual dues, name of insurance company, average lot size, types of common property, residential water source, and other basic information. King's Deer HOA has submitted its data. The data will be available on the NEPCO web site behind a login screen. No sensitive and no personal information included.
 - E. Water Resources. Alchian reported our water attorney is working on the Notice and Motion which is needed for King's Deer to permanently utilize Woodmoor Water and Sanitation District as our augmentation source for our two primary water decrees. No surprises have yet surfaced.
 - F. Executive Director
 - 1. Four properties changed ownership since the last Board meeting.
 - 2. The office will be closed from May 21 through June 4, 2014.
- V. Hearings were brought to order at 6:14 PM and concluded at 6:30 PM.
- A. 19230 Lochmere Court, Lot 51 Highlands filing 2 – The owner has not removed a dead tree after repeated notices. The Board unanimously agreed to set a deadline for removal on June 1, 2014, at which time financial penalties in the form of an immediate \$50.00 fine with an additional weekly fine of \$50.00 thereafter will be imposed until resolved.
 - B. 19240 Royal Troon Drive, Lot 45 Highlands filing 2 – The owner sent correspondence to the Board about a dying tree on the property. The Board agreed to defer any action until after June 6, 2014 to allow an arborist to review the situation.
 - C. 19120 Sixpenny Lane, Lot 25 Classic filing 6 – Despite repeated notices about a large roll of manufactured snow fence laying in the yard in public view, they have not removed it to a concealed location. The Board unanimously agreed to give the owner until June 1, 2014 to resolve the problem at which time financial penalties in the form of an immediate \$50.00 fine with an additional weekly fine of \$50.00 thereafter will be imposed until resolved.
 - D. 19748 Kershaw Court, Lot 55 Highlands filing 1 – The owner has eliminated the outdoor storage of a large roll of manufactured snow fence on the property. The Board unanimously agreed to close this violation.

Dyer moved to adjourn at 6:32 PM. Motion seconded and approved unanimously.

Minutes approved unanimously by email on May 21, 2014, by a motion from Paul.

/ signed /

John Highhouse, President

/ signed /

Allen Alchian, Secretary

Attached:

- 1. April financials
- 2. CEOC report
- 3. ACC report