



Board of Directors Minutes

Wednesday, June 18, 2014

Members Present: John Highhouse (President), Rich Paul (Vice President and ACC), Allen Alchian (Secretary and Water Resources)

Members Absent: Penny Dyer (Assistant Treasurer and Common Areas), Jason Aguilar (Neighborhood Watch), Dave Compton (NEPCO)

Guests Present: Dennis and Sarah Stewart

I. Hearing. Meeting called to order at 5:07 PM and immediately entered into Executive Session for a scheduled Hearing. The Hearing was completed at 5:31 PM when the open Board meeting reconvened.

II. Guest Presentation. Mr. Jeff Daily represented a company (n2) which plans to produce a monthly magazine focusing on King's Deer and a couple of other local communities. He offered the Board of Directors an opportunity to partner with the company in developing content for the magazine. The Board noted that the HOA would have no control over the publication's content. Mr. Daily provided the directors with some printed information and a draft contract to review.

III. Record of Previous Board Action

- A. By email, on a motion by Paul, the Board unanimously approved the May 14, 2014 Board meeting minutes on May 20, 2014

IV. Officers' Report

- A. President. No report.
- B. Vice President
 - 1. KD Informational Signs. Alchian met in May with Jeff Kelly of the King's Deer Golf Club (KDGC) to invite them to collaborate in developing and using King's Deer entry signage. Mr. Kelly expressed interest in a partnership. No further communication from Mr. Kelly on this matter has been received. The directors agreed to proceed with developing a set of King's Deer entry signs with, or without the Golf Course involvement.
- C. Secretary
 - 1. Alchian presented a schedule of events to be completed leading up the Annual Membership Meeting. Directors will review it before the July Board meeting.
 - 2. Community Garage Sale. Alchian reported the Garage Sale page of the website is now active and it will provide a map to participating residences during the week prior to the August 8-11 event. Advertising for the event was discussed. The directors agreed to place a standard garage sale ad in the Gazette (to be submitted by Wasson) which has a circulation of about 122,000, and to advertise in the August OCN and July 30 Tribune (to be submitted by Alchian) because each of these two local papers have a local circulation of about 16,000.
 - 3. King's Deer newsletter—Kronicles—has been completed and distributed. The next issue is scheduled for October.
- D. Treasurer
 - 1. May Financial Report was reviewed. There were some details that could not be answered with the absence of the assistant treasurer so approval was tabled to await clarification. (A copy of the approved May financial report will be attached to the record copy of these minutes.)
 - 2. Delinquent Member Accounts were reviewed. Two member accounts are delinquent on their 2014 annual assessment. All other member accounts are paid in full.

V. Directors' Reports

- A. Common Areas

1. Trail Restoration. The project is completed and paid. Unfortunately someone drove on the trail and damaged one of the new culverts. The team that restored the trail will respond next week to repair the damaged culvert and regrade that section of trail.
 2. The stucco wall along Highway 105 which was hit by a car has now been repaired.
 3. A new volleyball net has been installed at the sports field.
 4. Curb Appeal has begun spraying and fertilizing the landscaped areas.
- B. Covenant Enforcement
1. There was no meeting of the Covenant Enforcement Oversight Committee in June and there will not likely be one in July, both due to vacation or holiday schedules. Grace Highhouse, chair of the CEOC, will individually review the covenant enforcement process during this period.
 2. The deadline for completing the annual mowing of lots is June 30. Signage reminding owners of the requirement will be posted by Friday, June 20 at most entries to King's Deer. Alchian will transmit a broadcast email to HOA members reminding them of the mowing deadline, on June 22. By consensus the directors agreed to the first notice of non-compliance will be mailed July 2. The second notice, which notifies the owner of a Hearing by the Board, will be mailed on July 14. The Hearing will be July 24.
- C. Architectural Control Committee
1. Paul reported 135 active projects being monitored, 3 new constructions projects, 6 landscape projects, and 2 decks have been approved since the last report. (Report Attached)
 2. Six Project Monitor visits have been conducted.
- D. NEPCO. Alchian reported there was no June meeting and the next meeting is scheduled for July 12.
- E. Firewise Program – King's Deer HOA member and resident, Kirk Schmitt, volunteered to assist with this program for King's Deer. As a professional fire investigator, he is familiar with the program, and his credentials are ideally suited for this role. He will meet with members of the Board at a future date because he is currently investigating the wildfires burning in Arizona.
- F. Executive Director
1. Eight properties have changed ownership since the May Board meeting.
 2. The office will be closed on Friday, July 4.

VI. Hearing Result

- A. 445 Kings Deer Point (Lot 43 Classic filing 1) – Trash container stored outside. The nature of the violation was discussed with the owner to understand why the violation continued unchecked. The Board offered the owners a possible solution which involved their building a small containment area for the containers adjacent to their house. They were reminded it would have to first be approved by the ACC. The Board agreed unanimously to close this occurrence of the violation with no further action.

Moved to adjourn at 7:22 PM; motion was seconded and approved unanimously.

Minutes approved on June 27, 2014 by a vote of five in favor, Dyer abstaining.

/ signed /

John Highhouse, President

/ signed /

Allen Alchian, Secretary

Attach:

1. May financials
2. ACC report