



Board of Directors Minutes
Wednesday, July 16, 2014

Members Present: Rich Paul (ACC and VP), John Highhouse (President), Penny Dyer (Common Areas and Asst. Treasurer), Dave Compton (NEPCO), Jason Aguilar (Neighborhood Watch)

Members Absent: Allen Alchian (Secretary and Water Resources)

Meeting brought to order at 5:06 PM

I. Record of Previous Board Action

- A. By email, on a motion from Paul, the Board approved on June 27, 2014 the June 18, 2014 Board of Directors meeting minutes, with five in favor and Dyer abstaining.

II. Officers' Report

A. President – no report

B. Vice President – Paul and Dyer are planning to meet with Mark Hassel to discuss construction and installation costs of the King's Deer entry signs.

C. Secretary

1. Preparations for Annual Meeting:
 - a. We have one volunteer to count election ballots, Jim Groesbeck.
 - b. Dyer nominated Cindy Fenton as the nomination committee chair. Motion seconded and approved unanimously.
2. Annual Community Garage Sale:
 - a. Ad has been submitted to OCN and Gazette.
 - b. KD website has map available for download; it will be updated as requests to be added to the list are received from Owners.
 - c. Additional signage will be made and placed at main entrances.

D. Treasurer

1. June Financial Report. Dyer requested tabling final approval until receipt of the Member Balance Detail Report. Approval will be by email vote. (Report attached)
2. 2015 Budget in process and will be emailed to Board members for review before the next board meeting.

III. Directors' Reports

A. Common Areas

1. Redstone, Inc. completed the trail refurbishment that was scheduled for this year.
2. An account was set up at Pioneer Sand for the purchase of material for trail repairs.
3. Fountain was installed in the pond.
4. Mowing is in progress on the trails, entrances and sports field.
5. Fertilizing and weed control is in progress for all of the common areas.
6. Graffiti at Hwy 105 and Roller Coaster has been removed.

B. Covenant Enforcement

1. CEOC Report - no meeting in June
2. Lot Mowing Update – Approximately 50 hearing notices were mailed on 5/15/2014. Hearings for un-mowed properties have been scheduled for Thursday, July 24, 2014 at 4:00 PM.

C. Architectural Control Committee

1. There are currently 130 active ACC projects being monitored
2. 1 new construction project has been approved since last report.
3. 2 new construction projects have been submitted since last report
4. 1 fence approved since last report
5. 3 landscape projects have been approved since last report
6. 2 additions have been submitted and 1 has been approved since last report
7. 3 Project Monitor visits have been conducted since last report

D. NEPCO

Aguliar stated that there were two (2) speakers.

1. An individual representing the newly formed from-Gleneagle Coalition for Open Space (GlenCo) which currently includes approximately five HOA's. The Coalition will serve as the primary contact for issues related to the now-closed Gleneagle golf course. Their website is www.GleneagleCoalition.com.
2. Attorney Leonard Rioth was available to answer questions on HB 13-1277. At this time there seem to be many unanswered questions about the bill.

E. Water

1. Augmentation Notice and Motion. 93 Decree objection period has past with no adverse comments. 94 Decree notice was filed in late June with a 60 day comment period.

F. Executive Director

1. There are no office closures scheduled at this time.
2. There have been five property ownership changes since the last board meeting.

Paul moved to adjourn at 6:26 PM. Motion seconded and approved unanimously.

Minutes approved unanimously by the Board of Directors on August 20, 2014.

/ signed /

John Highhouse, Board President

/ signed /

Allen Alchian, Board Secretary

Attachments

1. June 2014 Financial Report