



Board of Directors Minutes

Wednesday, August 20, 2014

Members Present: Penny Dyer (Common Area & Asst. Treasurer), Rich Paul (ACC & VP), John Highhouse (President), Allen Alchian (Water & Secretary), David Compton NEPCO)

Members Absent: Jason Aguilar,

Guests Present: Stephanie Waltman, William Wahlgren

I. Hearings. The hearings were brought to order at 5:00 PM in a closed session and concluded at 5:35. The regular Board meeting then was brought to order.

II. Officers' Report

A. President

1. July Board of Directors meeting minutes. Paul moved to approve July 2014 minutes. Motion seconded and approved unanimously.

B. Vice President. No report.

C. Secretary

1. Alchian reviewed the upcoming events and tasks required for the director election and preparations for the annual membership meeting.
2. Garage Sale Summary. Alchian reported 23 properties were included on the garage sale map and a couple of others could have been included if they had requested before the days immediately prior to the event. Positive comments were received about having the event occur on Friday. There was very little garage sale traffic or participation on Sunday.

D. Treasurer

1. July Financial Report Dyer summarized the July financial report then moved to approve it. The motion was seconded and approved unanimously. (Report attached)
2. 2015 Annual Assessment. Alchian moved to set the \$300 annual assessment for 2015 with the budget approval. Motion seconded and approved unanimously.
3. Approve 2015 Budget Alchian moved to approve a 2015 annual assessment of \$300 per lot, and the proposed 2015 budget. Motion seconded and approved unanimously. (Report attached)
4. Paul moved to approve the Description of 2015 Financial Accounts. Motion seconded and approved unanimously. (Report attached)

III. Directors' Reports

A. Common Areas.

1. Trail Erosion. Alchian reported that the trail along Kings Deer Point, east of Kershaw Court is badly eroded along the edge of the trail. The trail itself is in pretty good shape after being resurfaced and crowned in 2013, but the lack of drainage containment and control adjacent to the trail has resulted in deep gouges that are hazardous. He suggested the HOA engage with trail company Redstone to obtain proposed drainage control features. The board authorized Alchian to contact Redstone to determine a solution to the drainage problem at this area.
2. Entrances have been trimmed.

B. Covenant Enforcement Oversight Committee

1. The Board reviewed a written report of the number and type of violations cited during 2014. The CEOC met on August 7 to review enforcement activity for the period of May, June and July. (Report attached)
2. Annual Lot Mowing. Two properties remain unmowed and are incurring a \$50.00 a week fine until compliance is met.

- C. Architectural Control Committee.
 - 1. Paul presented a summary of the ACC activities. (Report attached)
- D. Water Resources.
 - 1. Alchian reported the comment period for the Motion and Order for the 93 decree has expired with no objections received. Next step is for the court to approve the proposed Motion and Order. We are in the 60 day comment period for the proposed Motion and Order for the 94 decree and have not yet received any objections and do not expect to receive any.
- E. Executive Director
 - 1. The office will be closed Labor Day, September 1, and September 4 and 5, 2014.
 - 2. Five King's Deer properties have changed ownership since the July Board meeting.

IV. Hearing Results

- A. 19785 Kershaw Court, Lot 17 highlands filing 4.
 - 1. A trailer remains on the property after two notices of the covenant violation. The Board unanimously agreed to notify the owner that if the violation continues after August 28, 2014 and immediate fine of \$100 will be imposed and \$50 per day fine thereafter that the trailer is at the property in public view.
- B. 18517 Wetherill Road, Lot 26 Highlands filing 3 – dead tree(s)
 - 1. A dead tree on the property was not removed despite at least two written notices to the owner, resulting in a hearing for the unresolved violation. Immediately prior to the hearing the dead tree was removed. Therefore the Board unanimously agreed to close the violation.
- C. 19031 Harrogate Court, Lot 35 Highlands filing 3
 - 1. The property owner was present and explained the situation which obligated parking a vehicle in the street. The owner resolved the situation and assured the Board that the vehicle will no longer be on the street. The Board unanimously agreed that future occurrences of parking in the street will incur an immediate \$50 fine each day the violation is spotted.
 - 2. The owner agreed to move materials that have been stored outside to some location not visible to the public areas and neighboring properties not later than September 7, 2014. The Board unanimously agreed to the solution and that repeat violations beginning September 8, 2014 shall result in an immediate \$50 per day fine.
- D. 19681 Royal Troon Drive, Lot 61 Highlands filing 5
 - 1. The owner did not re-established vegetation to areas disturbed during their landscaping project despite repeated time extensions by the ACC and the Board of Directors. The Board therefore unanimously approved imposing a \$50 per week fine, beginning October 1, 2014 until the disturbed areas have native grass germinate or the owner covers the disturbed areas with an acceptable alternative natural ground cover such as mulch or rock.

Alchian moved to adjourn at 8:00 PM. Motion seconded and approved unanimously.

Minutes unanimously approved by Board of Directors on September 7, 2014.

/ signed /

John Highhouse, Board President

/ signed /

Allen Alchian, Board Secretary

5 Attachments:

- 1. 2015 Budget
- 2. 2015 Definition of Financial Accounts
- 3. July Financial Report
- 4. ACC Report
- 5. CEOC Report