

*Annual Meeting
November 11, 2014*



Agenda

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



(Photos by King's Deer residents)

Introductions

Jack Scheuerman (King's Deer attorney)

Tom Haddan (Neighborhood Watch)

Pat Wasson (King's Deer Executive Director)

Board of Directors

John Highhouse (President)

Rich Paul (Vice-President, Architectural Control Committee)

Allen Alchian (Secretary, Water)

Penny Dyer (Assistant Treasurer, Common Area Maintenance)

Jason Aguilar (NEPCO Representative)

Dave Compton (Director at Large)



Annual Meeting Handouts

- **Agenda**
- **2015 Budget with Account Descriptions**



Director and Committee Reports

- **State of the HOA (Highhouse)**
- **Treasurer's Report (Dyer)**
- **Architectural Control Committee (Paul)**
- **Common Area Maintenance (Dyer)**
- **Neighborhood Watch (Haddan)**
- **Covenant Enforcement (Alchian)**
- **Water Report (Alchian)**
- **2014 Election Results (Compton)**
- **Open Discussion**



State of the HOA

John Highhouse

President

King's Deer Homeowners Association



State of the HOA

- **Trails**
- **Water Augmentation Changes**
- **Finance**



State of the HOA

- Continuation of our multi-year plan for renovating and restoring the HOA owned trail system, using the 2012 Reserve Study as a guide.
- As a result of the findings by the HOA commissioned Water Study the HOA has legally changed our Water Augmentation source from GDWC to WWSD.
- Member Uncollected Balance now at lowest level that it has been for many years.
- While we continue to add to the Reserve Fund in order to bring it up to the level recommended by the 2012 Reserve Study, the HOA has been spending from this Fund on the restoration of HOA owned assets.
- Thank you to all the volunteers that participate in the operation of the HOA.



Financial Report

Penny Dyer

Assistant Treasurer



Financial Report

Budget Vs. Actual (Net Income)

	2014 Budget	As of 9/30/2014	Projected 12/31/2014	Variance Over/(Under)	2015 Budget
Total Income	187,260	147,115	195,455	8,195	182,700
Total Expenses and Reserve Allocations	187,260	128,699	183,226	(4,034)	182,700
Current Year Net Income/(Loss)	-	\$ 18,416	\$ 12,229	\$ 12,229	-



Financial Report

Balance Sheet (as of September 30, 2014)

Assets	Total	Liabilities & Equity	Total
Total Bank Accounts	372,881	Liabilities	
Net Accounts Receivable	30	Accounts Payable	1,949
Total Other Assets	8,524	Accrued Expenses	1,212
Total Assets	<u>\$ 381,435</u>	Compliance Fee Deposits	111,000
		Unearned Assessments	39,825
		Total Liabilities	<u>\$ 153,986</u>
		Equity	
		Reserve Fund	182,871
		Operating Fund	44,578
		Total Equity	<u>227,449</u>
		Total Liabilities & Equity	<u>\$ 381,435</u>



Financial Report

Statement of Changes in Fund Balances

(Period ending September 30, 2014)

	Reserve Fund	Operating Fund	Total Fund Balance
Balance January 1, 2014	212,610	42,163	254,773
Revenues in Excess of Expenses		30,872	30,872
Transfer from Operating Fund to Reserve Fund	16,000	(16,000)	
Allocation of 2014 assessments to Reserve Fund	12,456	(12,456)	
Reserve expenditures*	(58,196)		(58,196)
Balance September 30, 2014	<u>182,870</u>	<u>44,579</u>	<u>227,449</u>



*Reserves=Larger, infrequent expenses requiring advance planning.

Architectural Control Committee

Rich Paul

Director of ACC

Architectural Control Committee Members:

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



ACC Activity

- **153 Active Projects**
 - **22 New Home Construction**
 - **Detached Garage**
 - **Home Additions**
 - **Miscellaneous**
 - **fence,**
 - **play equipment**
 - **landscape upgrade**
 - **etc**



Project Applications 2014 vs. 2013

2014 Project Applications

- New Home Construction – 9
- Detached Garages – 1
- Landscaping - 29

2013 Project Applications

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



ACC Members

- All volunteers
- Review projects twice a month
- Occasional site visits to confirm compliance
- Looking for more volunteers
- Contact office for info



Common Area Maintenance

Penny Dyer

Director of Common Areas



2014 Common Area Maintenance

- **Pond**
 - **Treat for cattails continued and monitoring of water level**
 - **Trees trimmed**
 - **Removal of fountain each year & stored; oil changed**



2014 Common Area Maintenance

- **Common Area Acreage**
 - Sprayed for weeds (too wet to mow this year)
- **Entrances**
 - Vandalism
 - Weed control and mowing
 - All trees trimmed
 - Sprinkler Systems repaired & monitored



2014 Common Area Maintenance

- **Seal Recreation Field Asphalt Parking Lot**
- **Entrances**
 - **Sprinkler Systems repaired & monitored**
 - **Weed control and mowing**
 - **All trees trimmed**
 - **Wall damage along Hwy 105**



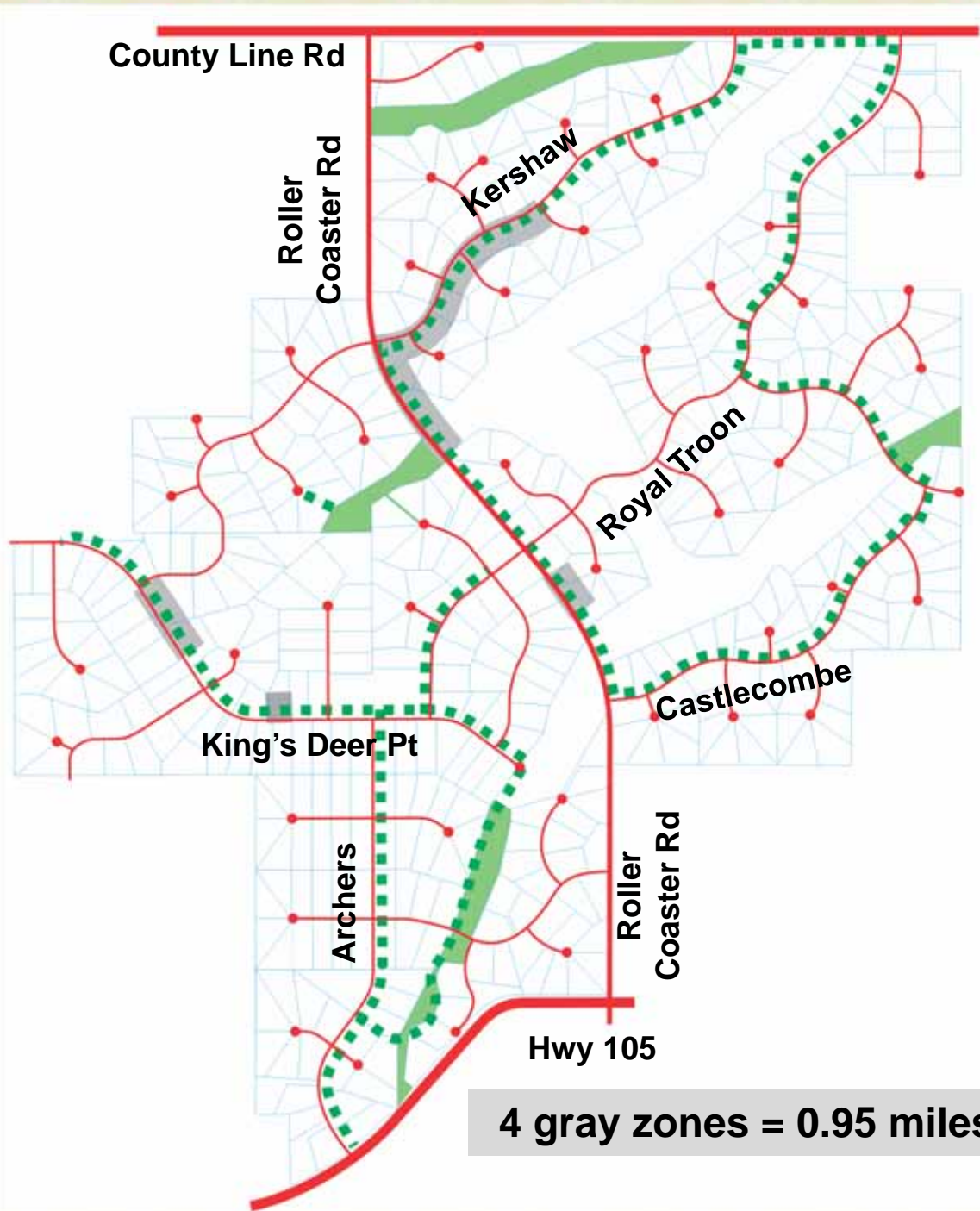
2014 Common Area Maintenance

- **Trail Maintenance**
 - **Mowing and weed control 4 ft out from each edge**
 - **Surface restoration**



- **Trail Renovation**
 - **2nd year of a multi-year effort**
 - **Renovate 0.95 miles**
 - **Reserve Funds**
 - **Fix drainage and erosion**





4 gray zones = 0.95 miles of trail renovation



2014 Trail Renovation



2014 Trail Renovation



2014 Trail Renovation



2014 Trail Renovation



Neighborhood Watch

Tom Haddan



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**
 - Introduce Block Captains in attendance
 - Need Volunteer Block Captain for remaining unmanned Block vicinity of Breton Place
 - Need updated contact info for residents (your Block Captain doesn't usually know if you change email address, etc.)
 - If you are not receiving alerts, see me after the meeting
- **Block Captain Responsibilities**
 - Maintain contact data for the neighborhood block
 - Share info and alerts from EPSO and KD NW with neighbors



Neighborhood Watch Groups

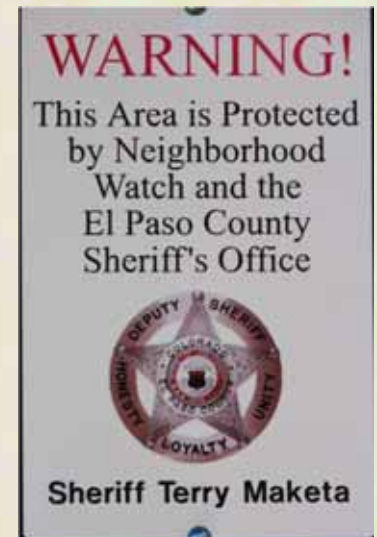
November 2014



Neighborhood Watch (NW)

Plans for 2015

- **Fill remaining Neighborhood Block Captain position and ensure current contact data**
- **Add additional NW signage within the Community (HOA Board of Directors must fund)**



Covenant Enforcement Oversight Committee

Grace Highhouse

CEOC Chair

Members

Al Walters, Rich Paul, Allen Alchian, Vern Kuykendall



Purpose and Membership

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



Summary (Jan-Oct 2014)

Type of Violation	Number
Fence	0
Vehicle Parking	55
Play Equipment	3
Landscape	1
Dumpster/Trash Can	26
Water Meter Reporting	31
Recreational Vehicle	6
Nuisance	3
Annual Mowing	87
Dead Trees/Slash	27
Trailer/Equipment Outdoors	13
Miscellaneous	3



Water

Allen Alchian

Director

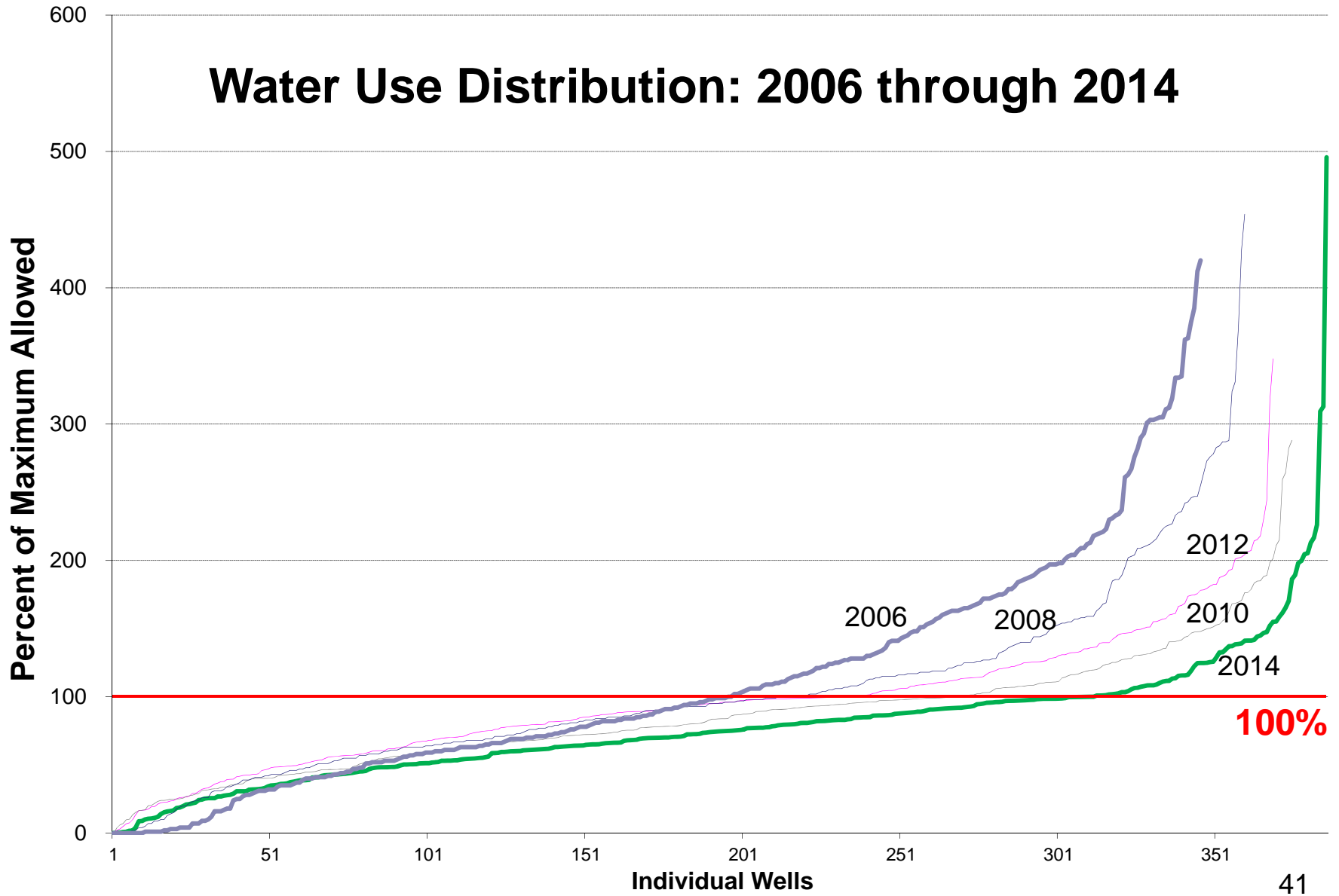


2014 Water Report

- 531 Residential properties
- 417 Wells
 - 304 under their annual limit (73%)
 - 82 exceeded the annual limit (20%)
 - 31 not reported or questionable readings
- Average draw per well approximately 105,000 gallons
- *Wells and water supplies are in good shape*



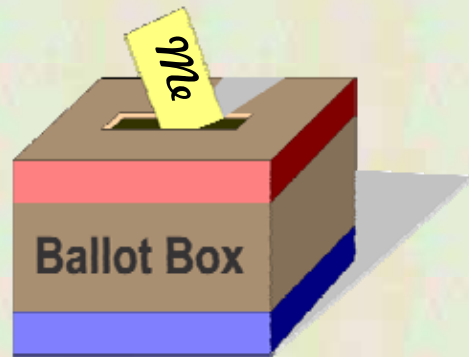
Water Use Distribution: 2006 through 2014



Director Election Results

Dave Compton

Director



Election Results



- 5 candidates; 4 positions
 - Stephanie Waltman (elected)
 - Paul Young (elected)
 - Kevin Reece
 - Dan Snelling (elected)
 - Joseph Carlson (elected)
- Two-year term
- More than 200 votes cast (160 needed)
Jim Groesbeck, Vern Kuykendall, Grace Highhouse,
Rich Paul, Cindy Fenton, Allen Alchian, John Highhouse
- 2015 Board
Jason Aguilar, Dave Compton, Penny Dyer, Paul Young,
Stephanie Waltman, Dan Snelling, Joseph Carlson



Open Discussion

Meeting ends at 9 PM

Thanks for attending.

Please remember to pay
your bill before departing.

Prairie Winds Elementary School

Annual Turkey Trot

Friday, November 21, 10-11 AM

Along Archers Drive

Kings Deer Point to Caspian Ct.

Come join the kids and staff.