



Board of Directors Minutes

Wednesday, January 15, 2015

Members Present: Dan Snelling (Common Areas & ACC), Jason Aguilar (President), Joe Carlson (Secretary), Vern Kuykendall, Stephanie Waltman (VP), Paul Young (Treasurer)

Members Absent: Penny Dyer (Director at Large)

Guests Present: Allen Alchian

Meeting brought to order by President at 4:15pm

Executive Session – personnel matters – deferred to end of meeting

I. Guest Presentations - Allen Alchian – Playground enhancement and other items

Alchian stated that he and Dennis Delhousay, Vern Kuykendall, and Dan Snelling (observer) were considering options on what might be done to provide the King’s Deer Community an enhancement of the sports field/playground area. There is a rich variety of possibilities to consider for a memorial/thank you to residents who have contributed to the enrichment of King’s Deer. Recreation field: A pergola (wood structure) is being considered as a good idea since it would provide an area where people could gather in the recreation area and get some shade at the same time. Embellished eventually with a variety of landscaping as more funds become available in the future. Delhousay, Alchian, Kuykendall and Snelling will meet and discuss possible locations at the sports field and a proposal will be presented to the Board at a future meeting. Carlson recommended this concept be formalize by those promoting the concept and having a funding and cost proposal brought to the Board with possible locations for the pergola and a memorial garden, if applicable. Alchian drafted a memo discussing the two methods and provided that to the HOA for future responses to questions that may arise.

Alchian stated there will be an article in March King’s Living about Rich Paul and what he did for the community, and wondered if the Board members would like to place the same article in the Kronicles. Board approved unanimously.

Alchian noted that he was at the presentation by El Paso County Assessor’s office at the NEPCO meeting this past Saturday and the County Assessor representative stated that his office are asked on occasion, what are the benefits of combining more than one adjacent property into one lot in a community. There are two methods for “combining” residential properties with both methods requiring that the properties share a common property boundary.

II. Officers’ Reports

A. President

1. Formation of a Roads Improvement Committee

Carlson will be requesting in the Kronicles that the Community be pro-active in requesting road improvements and does not feel that we need to form a committee at this time.

Kuykendall mentioned that a web site had existed to provide info on the 105 effort. That web site is <http://www.105corridor.com> but it does not appear to be current.

2. Appoint BOD representative to the CEOC – Vern Kuykendall

Carlson moved to approve Kuykendall to be the BOD representative to the CEOC. Motion seconded and approved unanimously. Kuykendall abstained. Aguilar welcomed him to the Board and thanked him for volunteering.

3. Trespassing issues
Board's consensus and response to trespassing issue were to request that the HOA office mail a covenant letter to the individual about private property and the areas that are available for walking in King's Deer.
4. King's Living magazine
Aguilar has left messages to Peregrine HOA requesting information about the magazine, but has not been able to contact them at this time. HOA does not back anyone advertising in the magazine.

B. Vice President

1. 2015 dates which was tabled until January, 15th 2015 meeting was brought off the table
 - a) Mowing deadline – Tuesday, June 30th
 - b) Newsletters – February, June, October
 - c) Garage sale - Friday to Sunday August 14 - 16
 - d) Annual meeting - Tuesday, November 10th

Kuykendall moved to approve dates. Motion seconded and approved unanimously.

C. Secretary

1. Ratify Approval of December minutes
Carlson moved to ratify the December minutes. Motion seconded and approved unanimously.
The Board of Directors confirmed the change in time and date of the meetings for February & March. They will be on the 3rd Thursday of each month starting at 4:15pm Carlson moved to approve. Motion was seconded and approved unanimously.
2. Contact processing, letters and signatures, timeframe.
Carlson requested clarification of who should respond to phone calls, emails and website questions. The repository / responsibility for responses is going to be the Office Manager with the Board member responsible for a particular area like ACC or Covenant Enforcement to be contacted for further information / guidance, as necessary.

D. Treasurer

1. December Financial Report – no report

III. Directors' Reports

A. Common Area Maintenance – no report

Snelling would like to discuss improvements in the common areas to encourage more usage by homeowners.

B. Covenant Enforcement Oversight Committee

1. CEOC Report – did not meet this month. Summary table for 2014 violations will be in the Kronicles.

C. Architectural Control Committee

1. ACC Report
Snelling reported that the ACC met on January 8, 2015 and that 7 new construction projects were still in process and that there are no new construction projects approved.

The ACC members are re-defining the project monitor visits.

1. Prior approval visit to check the staking of the new home is correct to the plans received,
2. Construction visit so that the project monitors can measure to make sure home is being built within the parameters of where the stakes were, This is also to ensure the

major components of the structure (roof, doors, windows, etc.) are as approved, not just to confirm the location (stakes).

3. Final structural visit to make sure project is done per approved plans
4. Final visit will be towards the end of the growing season after construction is completed checking that there is 50% of new growth in the defined disturbed areas. Final visit it to confirm all required landscaping is complete – not just the grass
5. Additional visits are as may be needed, for example presence of trash or changes in the architecture.

2. Approval new member.

Snelling requested the Board members approve Kris Salo as an ACC member. She has completed all requirements to become an ACC member. Motion seconded and approved unanimously.

3. Snelling stated that the ACC is going to revisit the Design Standards Guidelines and see if we can get more variety in new construction projects.

D. NEPCO – meeting was on Saturday – County Assessor discussion.

E. Neighborhood Watch – no report

F. Water Resources

1. Water augmentation – Woodmoor Water and Sanitation District

Our contract requests that we pay in full at the beginning of each year. Carlson recommended looking into possibly a longer term contract since this also has a 30 day termination agreement.

2. Letter to over-pumping well-permit holders

Discussion of letter seen by Board members was approved to be signed in general by King's Deer HOA rather than an individual.

3. Great Divide Water Company

More research was recommended on why the HOA is still paying for shares/augmentation that is not being done. Letter to be send to Great Divide Water Company to request supporting documentation concerning validity of any responsibility for assessable shares.

G. Executive Director

1. Scheduled Office Closures

January 19 – MLK Day

2. Property Ownership Changes since last Board meeting – 1 Carlson requested that as part of the transfer of property process that the procedure include a report of the water meter reading.

Snelling moved to adjourn regular meeting at 6:15PM. Motion was seconded and approved unanimously...

/ signed /

Jason Aguilar, President King's Deer HOA

/ signed /

Joseph Carlson, Secretary King's Deer HOA

Attach: Combining King's Deer properties