



**Board of Directors Minutes**  
Thursday March 19, 2015

**Members Present:** Vern Kuykendall (CEOC), Dan Snelling (ACC & Common Areas), Penny Dyer (Director at Large), Jason Aguilar (President), Stephanie Waltman (Vice-President)

**Members Absent:** Joe Carlson (Secretary), Paul Young (Asst. Treasurer)

**Guests:** Jeff Daily

**Meeting brought to order at 4:15PM**

- I. Guest Presentation – Jeff Daily, King’s Living Magazine  
Representative of the magazine answered questions of the Board members including the fact that there would be an online version available for the website with permission of the Board and for residents only.
  
- II. Executive Session –
  1. 19846 Kershaw Court, Lot 35 Highlands filing 4 – covenant violation Nuisance  
Kuykendall moved to approve allowing the homeowners to correct the violation by April 12, 2015 to clean up the property as previously discussed and if not done effective as of April 13, 2015 a \$50 per week fine until completed. Motion seconded and approved unanimously.
  
- III. Officers’ Reports
  - A. President
    1. King’s Living magazine.  
Decision tabled until all the members have had time to read the contract received from Jeff Daily, representative of the magazine. Approval/disapproval can be done by email.
    2. Prospective Board Member  
Kuykendall moved to approve Allen Alchian as a Board member and he will be a Director-at-Large to complete the remaining term (this year)of Penny Dyer. Motion seconded and approved unanimously.  
Kuykendall moved to approve the following change in allocation of Board positions. Snelling to Treasurer and Young to Common Area maintenance Motion seconded and approved unanimously.
  - B. Vice President
    1. Training and Status Licensure – Manager Certification and Training  
Wasson gave a synopsis of the M-100 class and stated that she had passed the class and was now working towards the next step in the Licensing program.
  - C. Secretary
    1. Ratify Approval of February minutes.  
Snelling moved to approve. Motion seconded and approved unanimously.

2. Articles for publication.

Several items for the next news publication were discussed:

- ✓ RV Parking
- ✓ New pergola at the playground
- ✓ ACC
- ✓ Possible KD events
- ✓ King's Deer Golf Course
- ✓ King's Living magazine.

D. Treasurer

1. February Financial Report

Snelling moved to approve February financials. Motion seconded and approved unanimously

IV. Directors' Reports

A. Common Area Maintenance –

Snelling reported:

1. The plans for the new pergola at the playground area are still with the engineer for concrete engineering.
2. The Gazebo at Trumpeters needs floor repairs, paint, electrical and a new roof.
3. Playground equipment will be painted later this year, and
4. An email was sent out to explore the possibility of participants for a Common Area Improvement Committee.

B. Covenant Enforcement Oversight Committee -

1. CEOC Report –

Kuykendall stated that there were no new violations reported and only one property subject to hearing at this time.

2. Signage – “Wood for Sale” sign has been moved to the County ROW and is no longer a covenant violation. The County has given King's Deer HOA permission to remove any signage in the ROW within the subdivision.

C. Architectural Control Committee -

Snelling stated that he and Allen Alchian will meet later this month to incorporate the “visit structures” into the Design Standards Guidelines and to be used with the application package.

The ACC members approved landscape plans, a play set, fencing and stonework & paint on homes in King's Deer. They also, reviewed plans for new construction at 2014 Stoneleigh Trail.

D. NEPCO –

Aguilar was present at the meeting and heard Lenard Rioth (attorney) talk about the state legislature regarding Small HOA legislation. The bill exempting small HOAs from CCIOA passed the house and is now in front of the state senate. Rioth also mentioned that HOA management agencies will be required by the state to obtain certification and to be licensed. He stated there is a possibility that licensing will be exempt for those managing small HOAs.

There was also a briefing with many charts to explain the history of Sanctuary Pointe and the current plan for the Phase 1 development. the presentation will be put on the web site at [www.nepco.org](http://www.nepco.org) for NEPCO members to review in more detail.

- E. Neighborhood Watch –
  - 1. New signs are available and ready for pickup and there was no noted negative activity since October 2014.
- F. Water Resources – No report
- G. Executive Director
  - 1. Scheduled Office Closures - None
  - 2. Property Ownership Changes since last Board meeting – 0

Snelling moved to approve that the Board accept Penny Dyer's resignation. Motion seconded and approved unanimously.

Snelling moved to adjourn at 6:23PM. Motion seconded and approved unanimously.

Ratification of Allen Alchian as a Board member to complete the term of Penny Dyer whose resignation was accepted at the March 19, 2015 Board meeting.

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Jason Aguilar, President King's Deer HOA

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Joe Carlson, Secretary King's Deer HOA

Attach:

- 1. February financials
- 2. CEOC Report