



Board of Directors Minutes
Thursday April 16, 2015

Members Present: Jason Aguilar (President), Stephanie Waltman (VP), Dan Snelling (ACC and Assistant Treasurer), Vern Kuykendall (CEOC), Paul Young (Common Areas), Allen Alchian (Director-at-Large)

Members Absent: Joe Carlson (Secretary and Water Resources)

Guests Present: William Wahlgren, Hussein AbuKhdeir

Meeting brought to order at 4:15PM
Executive session begins at 4:31PM
Executive session adjourned 5:11PM
Meeting brought to order at 5:12PM

I. Officers' Reports

A. President

1. *King's Living Magazine*
 - a. Aguilar presented to the Board a copy of a modified contract from N2, publisher of King's Living magazine. He asked directors to review it and return comments to him not later than April 21, 2015 for consolidation.
2. Potential Conflict of Interest
 - a. The Board president stated that through his marriage he has a family relationship with executive director of The Great Divide Water Company. The Great Divide Water Company is the company which has done annual water augmentation for King's Deer HOA. Aguilar agreed to recuse himself from matters in which the Board felt this relationship presented a conflict of interest. The directors agreed that for the routine annual business of reporting annual water consumption, the relationship presented no conflict.
3. Appointment of Replacement Board Member
 - a. The resignation of Penny Dyer from the Board at the March 19, 2015 Board meeting created a vacancy on the Board. Waltman moved to ratify the appointment of Allen Alchian to complete the remainder of the term vacated by Dyer and for Alchian to be classified as a Director-At-Large. The motion was seconded. Prior to a vote on the motion, Alchian disclosed a potential conflict of interest which was that he is a director on the Great Divide Water Company Board of Directors and has been serving in that capacity since October 2014. Alchian agreed to recuse himself from any business in which the King's Deer Board felt his role as a Great Divide Water Company director might conflict with his role as a King's Deer HOA director. After further discussion the motion to ratify Alchian's appointment to fill the remaining term of Dyer, which ends at the HOA's 2015 Annual Meeting, was approved unanimously.

B. Vice President

1. Training and HOA Manager License Status
 - a. Wasson summarized the class and testing she successfully completed, which is a step toward obtaining the license required by the state. The next step is to take and pass the state's licensing exam which has not yet been created. Snelling moved to approve funding all required testing with same provisions which applied to the class and testing Wasson successfully completed. Motion seconded and approved unanimously.

C. Secretary (represented by Aguilar in the absence of Carlson)

1. March 19, 2015 Board Meeting Minutes – Kuykendall moved to ratify the March 19 Board minutes as amended to indicate the action to fulfill the remaining term of Board Member Penny Dyer. Motion seconded and approved unanimously; Alchian abstained.
2. Board Development – Aguilar explained he and Carlson met and discussed possible HOA members who might be available to fill the director positions that will become vacant at the end of this term. Several residents indicated interest in serving on committees and/or the Board of Directors. Alchian recommended if the Board is to establish committees which will be representing King's Deer HOA, the Board should develop a charter for the committees to define the term, scope, and authority of those committees so there is no confusion on the role of the committee members. He stated that this has been done in the past for standing committees and ad hoc committees, and that he had copies of past charters available that can serve as a guide.
3. King's Deer HOA Facebook Page – Kuykendall proposed that all board members have administrative rights to post items representing the HOA on Facebook but all information should be constrained to King's Deer business. Alchian suggested that a written policy on the purpose and use of the HOA's Facebook page might provide a clear guide for the use of the Facebook page for the future, and he agreed to draw up an initial proposal. By unanimous consent the directors accepted his offer.

D. Treasurer

1. March Financial Report – After some initial discussion, Kuykendall moved to transfer \$25,000.00 of the Retained Earnings from 2014 to the Reserve account. Motion seconded and approved unanimously
2. Alchian moved to approve the March financial report. Motion seconded and approved unanimously.
3. Delinquent Member Accounts – Directors reviewed the delinquent accounts in detail.

II. Directors' Reports

A. Common Area Maintenance

1. Trail Maintenance – Snelling reported he contacted Redstone about trail maintenance and they will start on the trails as soon as the trails dry out. Curb Appeal will apply the pre-emergent when Redstone's work is done and Curb Appeal will start on the entry maintenance as weather permits.
2. Field Mowing – We have received the insurance certification from Mow 4 Less.
3. Gazebo – The gazebo will be painted and reroofed. Also, the vandalized electrical will be repaired.
4. Pergola at Playground – Alchian reported engineering drawings are being prepared for submission to the Regional Building Department. He has an engineer available to do the formal review of the plans. He believes that the project is still on budget, but the progress is delayed due to the requirements of the Regional Building Department. He said it might be the Fourth of July holiday weekend when the project is completed rather than the Memorial Day holiday.

B. Covenant Enforcement Oversight Committee - Vern Kuykendall

1. CEOC Report – Kuykendall reported that the CEOC met on April 2, 2015. There were no new violations and one nuisance reported. Next scheduled meeting is May 7, 2015.

C. Architectural Control Committee - Dan Snelling

1. Alchian stated that there were seven new projects approved and seven project monitor visits performed since the last board meeting.

D. NEPCO – Alchian reported the next meeting will be the Saturday, May 9, and will be a presentation by the executive director of Donala Water District.

- E. Neighborhood Watch – No activity reported.
- F. Water Resources
 - 1. The augmentation releases by Woodmoor Water & Sanitation District are on schedule.
 - 2. Great Divide Water Company Membership – Alchian reviewed the position on this topic taken by the Board during 2014 and offered some comments for the current directors to consider as they move forward on this initiative. The topic was left for further research.
- G. Executive Director
 - 1. Scheduled Office Closures: None
 - 2. Property Ownership Changes since last Board meeting: 3
 - 3. Board Meeting Schedule – Snelling moved to continue holding Board meetings on the third Thursday of each month at 4:15 PM. Motion seconded and approved unanimously.

III. Hearings

- A. 1005 Trumpeters Court, Lot 232 Highlands filing 3 – 2014 Lot Mowing
 - 1. Property owner was present and explained circumstances which led to the delayed lot mowing. The property owner made an offer to the Board to settle the total amount due. The Board agreed to waive the April late fee and interest charge if the property owner settles the other outstanding balance not later than April 30, 2015; otherwise the April late fee and interest charge will be due and subsequent late fees and interest charges shall be applied each month until resolved by the property owner.
- B. 19031 Harrogate Court, Lot 35 Highlands filing 3 – Truck and Multiple Vehicle Parking Outdoors
 - 1. Property owner was present to explain the circumstances which led to the citations. The Board unanimously decided that all non-passenger vehicles must be removed from the property immediately, and no later than April 30, 2015 not more than one passenger vehicle shall be parked outdoors at the property. Any recurrence of this violation after April 30, 2015 shall result in an immediate assessment of \$50 per day upon the property owner for each day the violation is recorded by the HOA.
- C. 18535 Wetherill Road-Dead tree notice
 - 1. Property owner communicated to the Board by email and agreed to remove the dead tree by June 15, 2015. The Board accepted this deadline and if the tree remains at the property beyond June 15 the continuing violation will be the topic of a hearing at the Board meeting on June 19, 2015.

At 7 PM Snelling moved to adjourn. Motion seconded and approved unanimously.

/ signed /

Jason Aguilar, President King's Deer HOA

/ signed /

Joe Carlson, Secretary King's Deer HOA

Attached:

- 1. March financials
- 2. CEOC Report