



Board of Directors Minutes

Thursday, May 21, 2014 (4:15 PM King's Deer Golf Course Clubhouse)

Members Present: Jason Aguilar (President), Dan Snelling (Asst. Treasurer & ACC), Vern Kuykendall, Allen Alchian, Joseph Carlson (Directors at Large),

Members Absent: Paul Young (Common Areas), Stephanie Waltman (VP)

Guests: Jeff Daily

Meeting brought to order at 4:18PM

Hearings brought to order at 4:47PM

Hearings adjourn at 5:05PM

I. Guest Presentations

A. Jeff Daily, King's Living Magazine

Discussion between Mr. Daily and the Board members led to more questions about the contract and needing more definitive answers from Mr. Daily. Decision was tabled for more information.

II. Officers' Report

A. President

1. Secretary Vacancy

Aguilar stated that per email conversations with Carlson he is resigning from the King's Deer secretarial position. Alchian moved to accept resignation of Carlson from Secretary and to appoint him a Member-at-Large. Motion to appoint Waltman as secretary was raised, seconded and approved unanimously.

2. Water director vacancy.

Motion to accept Aguilar as Water Director was raised, seconded and approved unanimously.

3. N2 Contract (*King's Living* magazine)

The directors discussed the pros and cons of a contract then tabled any decision until N2 delivers a revised contract to be considered.

4. Great Divide Water Company – (executive session)

Aguilar has volunteered to discuss the shares with the King's Deer water attorney.

5. King's Deer Golf Course events

Aguilar met with the restaurant manager at King's Deer Golf Club. They discussed potential events that can be held over the summer at KD Golf Club with the assistance of the HOA to bring the community members together.

B. Vice President - no report

C. Secretary

1. Newsletter

Discussion of the newsletter led to the decision of the Board that a post card with immediate information of events in King's Deer will mail out no later than June 10.

Items included should be:

a. Mowing deadline

b. Fireworks restrictions

c. Possible second mowing requested

D. Treasurer

1. April Financial Report

Motion to approve the finances was raised, seconded and approved unanimously. Motion made that monies be approved for the gazebo upgrades and that the use of the reserve funds is approved for both the pergola and gazebo. Motion seconded and approved unanimously.

2. Delinquent Member Accounts

One property is delinquent in the payment of the 2015 HOA assessment.

III. Directors' Reports

A. Common Areas

1. Restock pond with fish,
Snelling volunteered to research cost and talk to Young about the negative impact in the treatment of cattails, and if oxygen and water levels are high enough to support fish.
2. Pond gazebo,
Snelling presented an estimate to replace decking and the roof upgrade. Alchian moved to approve financing from reserve funds. Motion seconded and approved unanimously

B. Covenant Enforcement

1. May CEOC Report - summary attached to the minutes.
A motion was raised to approve John Highhouse as an active member of the CEOC. Board approved unanimously.

C. Architectural Control Committee

1. ACC Report - Snelling stated that there was one new construction project approved since the last board meeting with 69 projects outstanding.
2. A motion was raised to approve Carol Groesbeck as an active member of the ACC. Board approved unanimously.

D. NEPCO – May 9 meeting - Report attached to the minutes.

E. Neighborhood Watch – no report

The recommendation was made that the block captains needed to be updated on the website.

G. KD Facebook Policy Review

Alchian gave a draft copy of the Policy to the Board members for a review and requested they email any changes or approval/disapproval.

H. Executive Director

1. Pending Office Closures
May 25, 2015 – Memorial Day
2. Property Ownership Changes since Last Board Meeting - 4

IV. Other

- A. 19647 Falcon Crest Court, Lot 43 Highlands filing 1 – trailer
A motion was raised to approve a fine of \$50.00 per day per occurrence if on the property after seven (7) days from the date of the notification letter. Motion seconded and approved unanimously.
- B. 19834 Kershaw Court, Lot 38 Highlands filing 4 – dead tree
A motion was raised to close this violation. Motion seconded and approved unanimously.
- C. 19785 Kershaw Court, Lot 17 Highlands filing 4 – trash
A motion was raised to approve all future occurrences of failure to properly control and contain trash will result in a \$50.00 fine for each day that the problem occurs. Motion second and approved unanimously.

Motion to adjourn at 6:25PM. Motion seconded and approved unanimously.

/ signed /

Jason Aguilar, President King's Deer HOA

/ signed /

Stephanie Waltman, Secretary King's Deer HOA

Attach:

1. April Financials
2. CEOC Report
3. NEPCO Report
4. Draft Policy on Use & Purpose of HOA Facebook Account