



Board of Directors Minutes

June 18, 2015 Meeting Canceled

July 16, 2015 Meeting Canceled

August 20, 2015

(4:15 PM King's Deer Golf Course Clubhouse)

Members Present: Allen Alchian (Director at Large), Joe Carlson (Director at Large), Dan Snelling (ACC & Asst. Treasurer), Jason Aguilar (President), Vern Kuykendall (Director at Large), Stephanie Waltman (VP & Secretary)

Members Absent: Paul Young (Common Area Maintenance)

Guests: Kris Salo

Meeting brought to order at 4:15PM

Executive Session – 4:16PM

Executive Session closed at 4:33PM

Meeting brought to order at 4:34PM

I. Officers' Report

A. President

1. Golf Course Update

Aguilar discussed the ownership and future of the King's Deer Golf Club.

2. Kings Living Magazine

Tabled until receipt of an updated contract from Jeff Daily.

3. Little Free Library

The Board is requesting a written proposal to be submitted before approval/disapproval can be given.

4. Water update

Aguilar will request that the King's Deer HOA attorney send a letter to NorthGate/Great Divide Water Company that states the HOA has reviewed their share certificates and found that they are owned by Three Crowns Development. Since they have not been deeded to the HOA and Three Crowns Development owns the shares we will cease payments in the future.

5. Contact Us Procedures Policy

Alchian moved to approve by email the policy. Motion was seconded and approved unanimously.

6. Newsletter

Snelling recommended October for publishing and asked all directors to respond with articles. Snelling recommended October for publishing and asked all directors to respond with articles before the September meeting so they can be reviewed in email and finalized at the meeting.

B. Vice President – no report

C. Secretary

1. Appoint Nominating Committee members

Waltman will be the Chairman.

2. Monday, Aug 3: Mail *Call for Nominations and Agenda Items* letter. "No write-in candidates allowed on ballot." Letters were mailed on time.

D. Treasurer

1. May Financial Report - Snelling moved to ratify May financials. Motion seconded.

2. June Financial Report - Snelling moved to ratify June financials. Motion seconded.

3. July Financial Report - Snelling moved to ratify July financials. Motion seconded.

4. Delinquent Member Accounts
All assessments have been paid in full
5. Carlson recommended adding a capital improvement reserve line item to the budget.
Discussion between the Board members indicated that it would be added to the 2016 budget.
6. Approve 2016 Annual Assessment - Snelling moved to approve maintaining the \$300 per year. Motion seconded and approved unanimously.
Final approval 2016 budget – Snelling requested final approval of the 2016 budget be tabled until September Board meeting to allow for adjustments. The proposed budget will be distributed in email for comments and revisions prior to the September meeting.
7. Final approval 2016 budget – Snelling requested final approval of the 2016 budget be tabled until September Board meeting to allow for adjustments. The proposed budget will be distributed in email for comments and revisions prior to the September meeting.

II. Directors' Reports

A. Common Areas

1. Playground status
Snelling reported that a company has been chosen to complete painting the apparatuses at the playground..
2. Pergola –King's Deer has received the pergola materials. we have a contractor who will erect it and the work should begin within the next two weeks.
3. Sign Policy (Parade of Homes) – the Board ratifying approval by email.
4. Mow 4 Less – The HOA office has received an invoice from the company.
5. Trail maintenance – short term and long term
Short term – Redstone, Inc. has gone over all trails and brought them up to usable. They have identified locations that need work, prioritized those locations and given cost estimates to fix the areas. Kuykendall moved to approve \$50,000.00 for trail restoration work for the remaining part of this year. Motion seconded and Carlson voted against, rest approved.

B. Covenant Enforcement attached

1. August Report
Kuykendall reported that overall there is generally good success in resolving violations after the first notice.

C. Architectural Control Committee

Snelling reported that we have refunded approximately. \$24,000 for completed projects.
Everyone on the committee is actively participating in the meetings and the site visits.

- D. NEPCO – July meeting, Alchian stated that Leonard Rioth a prominent HOA attorney mentioned that small HOA's those that are not CCIOA regulated are not obligated to be registering with the State HOA's office. There is no legal obligation for us to pay their annual assessment to the registration office. They have no enforcement authority for them to take action on the complaints.
Next meeting – El Paso county sheriff

E. Neighborhood Watch – no report

- G. KD Facebook Policy Review – tabled until September when the Board members have reviewed the policy.

H. Executive Director

1. Pending Office Closures
September 3, 4, and 7, 2015
2. Property Ownership Changes since Last Board Meeting - 10
3. Manager Licensing Update – Wasson has passed the tests and filed her application for Community Association Manager.

III. Other:

1. 815 Caspian Court, Lot 3 Classic filing 5 – trailer was approved by ACC project and has since been relocated.
2. 19175 Sixpenny Lane, Lot 34 Highlands filing 2 – trailer was removed
Violation has been resolved
3. 960 Trumpeters Court, Lot 12 Highlands filing 3 – mowing waiver request
Carlson moved to grant waiver indefinitely to not mow. Motion seconded and approved unanimously
4. 19547 Kershaw Court, Lot 24 Highlands filing 1 – Attorney letter re: ACC
Snelling reported on the past history of this property and recommends that the HOA attorney respond.
Alchian moved to approve the remaining compliance fee refund and allow our HOA attorney to respond. Motion seconded and approved unanimously.
5. Alchian moved to approve Mowing to be done by 9/14/15 and/or \$50.00 fine per week. Motion seconded and approved unanimously.

Snelling moved to adjourn at 7:05PM. Motion seconded and approved unanimously.