



## Board of Directors Minutes

September 17, 2015

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

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

**Guests:** Jeff Daily, Joe Willis

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

#### I. Officers' Report

##### A. President

1. Golf Course Update – no report
2. Kings Living Magazine – Aguilar reminded Daily about not receiving the revised contract for the Board to discuss. Daily stated he would follow up on the contract request and get to the Board members, they do not need an address list from the HOA. Daily also said that any articles the Board wishes to put in the magazine should be received by September 25 that is the deadline for November issue.
3. Little Free Library – Email received from homeowners who own the property where the structure would be replaced was read to the Board members. Snelling moved to disapprove because the terms were acceptable per the statement on email received from property owner stating that since it would be placed in the easements King's Deer would be totally responsible for it. Motion was seconded, unanimous disapproval.
4. Facebook Policy approved by email 8/26/2015, ratify into minutes

##### B. Vice President – no report

##### C. Secretary

1. Election update  
Waltman updated the Board members on the 4 candidates for three positions, and stated that the ballots were mailed on time. Wasson will notify the Board upon receiving enough ballots for a quorum.
2. News articles and timing  
Waltman would like to have newsletter mailed in October, she has received articles from Snelling, Young, Aguilar, Kuykendall, and Alchian.
3. Tally Committee appointed  
Snelling, Aguilar, Young have volunteered. Waltman was informed that she could recruit from the owners in the subdivision to meet the requested 7 tally members. Will send email to members for date and place to meet to count the ballots
4. Annual Meeting agenda - Waltman is requesting by the October Board meeting all items for the annual meeting agenda at that time a dry run will be scheduled separate from the normal board meeting

##### D. Treasurer

1. August Financial Report – Snelling moved to approve financials. Motion seconded and approved unanimously
2. Final approval 2016 budget - Kuykendall moved to accept 2016 budget as presented. Motion seconded and approved unanimously.

V. Directors' Reports

A. Common Areas

1. Playground status  
Young still talking to vendor on when the painting will be done, he has contacted the manufacturer about replacing parts on the items.
2. Pergola – Snelling stated the structure is finished.
3. Mowing – Snelling & Young recommend that the Board request bids for common area mowing for the calendar year 2016
3. Trail maintenance – short term and long term  
Alchian stated that Redstone is mobilizing equipment and will start on the trail along Roller Coaster from Castlecombe to the golf course culvert area and then plan to move to the north side of the golf course cart path. These are the primary areas to be fixed since the trail in these areas are totally washed away, if possible and the funds are available the HOA will try to have some more areas done.

B. Covenant Enforcement

1. August Report – no report

C. Architectural Control Committee

Snelling stated that the ACC members have refunded compliance fees for several new homes over the last few weeks otherwise it have been quiet and no new construction projects have been presented.

- D. NEPCO – Alchian said that the next meeting will be September 26, Sheriff Bill Elder will be the speaker and then the second Saturday of November the presenter will be Darryl Glenn, County Commissioner.

E. Neighborhood Watch – no report

- F. Water - Alchian reminded the Board that the water meter reading letters will be sent out on September 30th and a reminder post card October 20 on November 2 and/or 3 a third letter should be mailed to non-reporting homeowners with a notice of hearing for November 19.

G. Executive Director

1. Pending Office Closures None
2. Property Ownership Changes since Last Board Meeting – 4

Carlson recommended that the Executive Director write up a Desk manual for day to day operations this would help promote good internal controls, these procedures will also give the HOA leverage for an audit.

Kuykendall moved to adjourn at 5:55PM. Motion seconded and approved unanimously.

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Jason Aguilar, President King's Deer HOA

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Stephanie Waltman, Secretary King's Deer HOA

- Attach: 1. August financials  
2. 2016 Budget