



Board of Directors Minutes

October 15, 2015

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

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

Member Absent: Joe Carlson (Member at Large), Paul Young (Common Area Maintenance)

Guests Present: Patrick Staffieri, Kathy Carlson

Meeting brought to order at 4:15PM

I. Officers' Report

A. President

1. Golf Course Update

Aguilar stated that there is no change in the ownership of King's Deer Golf Club.

2. Kings Living Magazine - Alchian moved to disapprove entering into a contract because he voted against it last year and wanted to go on record this year as voting against. Motion seconded and unanimously approved

3. New Board Plans for First Meeting

Aguilar will update and provide the "Playbook" for the future board members, a statement of what, where, who and dates for future meeting times, officer and chairman positions that should be decided at the 1st official meeting in November.

4. Resignation of Board member

Aguilar and the 2015 board members received an email asking for the acceptance of the Board resignation of Paul Young (Common Area Maintenance). Alchian moved to accept the resignation. The motion was seconded and approved unanimously. The 2016 Board will appoint an HOA member in good standing to fill the open Board position.

5. Great Divide Water Company –

Discussion ensued about whether we had received an invitation to the annual meeting and the statement that since we had proved that we are no longer shareholders we would not. Alchian reported that because the HOA was not a member of the Great Divide Water Company he had mailed in his resignation from their Board of Directors.

B. Vice President – no report

C. Secretary

1. Election update

Waltman stated that the deadline for receipt of ballots is Monday 10/19/2015. She will email a reminder, and Kuykendall will place on the HOA Face Book page.

2. Tally Committee Update

Waltman confirmed that the committee will meet to count ballots at Paul Young's home on October 24 only 4 board members confirmed.

3. Ballots received – Wasson confirmed receipt of 146 ballots as of this date.

4. Annual Meeting plans,

Waltman said that the notification of the annual meeting have been mailed, the agenda is done, (on PC). Alchian will send out Power Point slides on October 19th to the individual board members for their input.

Aguilar will do the welcome lead into the State of HOA, give the names of the new directors and introduce the present Board members, Snelling will talk about the financials, Alchian and Snelling will comment on the common areas and trails, Tom Haddan has been requested to report on the Neighborhood Watch, Snelling will report on the ACC and their

projects, Waltman will report the director election results, Alchian will state the status of the Water report to be mailed into the State of Colorado and finally a Q&A session for the residents present. Kuykendall will report on the Covenant Enforcement Oversight Committee (CEOC).

5. Date for dry run presentation and review for annual meeting – November 5, 2015 at 4PM, the Troon Tavern, King's Deer Clubhouse

D. Treasurer

1. September Financial Report -
Kuykendall moved to approve. Motion seconded and approved unanimously.
2. Delinquent Member Accounts – one member owes \$50 for a parking covenant fine.
3. 2016 annual assessment due date will be Monday, January 4, 2016
Payment options will be available again, mail out will be no later than December 4, 2015
4. 2016 annual assessment amount
Snelling moved to approve \$300.00 as the assessment monies for 2016. Motion seconded and approved unanimously.

II. Directors' Reports

A. Common Areas

1. Playground status –
Items have been painted and waiting on parts for some of the equipment.
2. Pergola –
Snelling recommended sending in the final payment – The pergola is complete.
3. Trail maintenance – short term and long term
Alchian stated that the bulk of the trail maintenance has been along Roller Coaster from Castlecombe to the flood plain. Problem the HOA is dealing with is that there is no drainage, drainage goes down trail and erodes it. The trail has been completely washed out this year, the HOA has had the trail rebuilt with the proper materials, culverts and ditches under trail. Next section on the agenda will be on White Cliff Way. Insborough was seriously eroded, they have put down road base and divergence along the trail to see if they will help the drainage issue. Approximately, 2 more weeks of physical work before finished. Primary areas – along RC between Royal Troon and cart path, north of Royal Troon on Roller Coaster. Trails have not been designed for proper drainage,

B. Covenant Enforcement

September Report –

Kuykendall recommended talking to the residents at the annual meeting about more than a one-time mowing using a possible maximum height but the next board should develop mowing guidelines. New Board will need a new representative and recommends they be one of the Board members.

C. Architectural Control Committee

Snelling said the ACC has approved one (1) new construction (new builder) and will do a full report for the annual meeting to include total projects for the year. The ACC in November & December will meet on the second Thursday of each month.

D. NEPCO –

Alchian stated that the meetings are the 2nd Saturday of every odd month – Darryl Glenn, county commissioner should be the speaker on 14th. New board will need to appoint another member as our representative.

E. Neighborhood Watch

One non incident controlled by Woodland Park of a controlled burn. There also was a shooting incident on Montcombe Drive, EPCO notice about aggressive sales people.

F. Water

1. time/date/location of hearing for delinquent well owners

Alchian reported sequence of events for receiving the final water meter readings from owners not already reported.

1. 10/20/15 a reminder notice to be mailed about meter reading deadline 10/31,
2. Subject of hearing (date 11/5/2015), board will decide whether they have another 10 days and or a specific fine for each week until receipt of meter reading. Fines should be imposed prior to annual assessment mail out,
3. November 5 at 4:00PM for hearing on water reading at the KD Clubhouse

H. Executive Director

1. Pending Office Closures
October 16 & 19 and November 26 & 27, 2015
2. Property Ownership Changes since Last Board Meeting – 4

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

Stephanie Waltman, President King's Deer HOA

Kathy Carlson, Secretary King's Deer HOA

Attach:

1. September financials