



## Board of Directors Meeting

May 31, 2016

Members Present: Dan Snelling (ACC & NW), Joe Willis (VP), Kris Salo (Director at Large), Patrick Staffieri (Common Areas, NEPCO, CEOC) (by phone)

Members Absent: Stephanie Waltman (President), Kathy Carlson (Secretary), Joe Carlson (Treasurer)

Guests Present: Allen Alchian, James Hazuka, Kenneth Harris, Steven Shurgot

Meeting brought to order by Vice President at 5:05PM

1. Accepted written resignation of Board members  
Willis acknowledged the resignation letters of the following Board members: Kathy Carlson, Joe Carlson & Stephanie Waltman. The remaining Board members approved acceptance of their resignations.
2. Selection of Officers –  
Snelling moved to approve J. Willis as President Salo seconded motion and the designation was approved.  
Snelling volunteered to fill the Treasurer position until November 2016 and offered to contact Charlotte Christensen for the position of Bookkeeper and/or find a new one. Salo moved to approve interim Treasurer Dan Snelling and asking Christensen to fill the bookkeeping opening. Staffieri seconded and motion was approved unanimously.  
Joe Willis volunteered to temporarily supervise the HOA office and Wasson until one of the other Board members is chosen.
3. Guest introductions – The following residents have volunteered to fill the open Board positions:  
James Hazuka has been a resident of King’s Deer for 15 years, a past Board president; he retired from work last year, but did attend the May 9 community meeting. Since some of the items mentioned at the meeting did not line up with his understanding of investments when he found out about the openings he volunteered. He has experience with the Classic portion of the subdivision and the Board.  
Steve Shurgot is a 5 year resident and attended the community meeting, saw the resignations advertised and wanted to volunteer. Although he has been just a neighbor here, he has been a Board member with Lutheran Valley Retreat for 2 years, so has experience with different types of committees.  
Ken Harris is also a 5 year resident, he said that the boards he has been on are a little different from an HOA Board, his strength lies in communications and analytical skills, he would ask a lot of questions, he is a little out of the box type guy.  
Allen Alchian has owned property since 1997 and involved with the Board, Website, ACC, Water committees since 2003. He does not necessarily have a desire to be a Board member but is volunteering his expertise to the Board wherever it could be used.

Snelling discussed several things that would need to be covered in the next few months: reserve study, contract with King's Living Magazine, playground contract, trail study with Redstone, Inc., to re-engineer some of the trails, how to put out calls for future directors, annual meeting, ballots, counting ballots, management companies, explore additional income opportunities.

4. Discussion of new members and positions open – VP, Secretary, Director at Large. Snelling recommended approving Alchian as a consultant to the Board for water, website & anywhere else the Board could use his expertise. Staffieri moved to approve Harris, Shurgot and Hazuka as Board members. Salo seconded and approved all Board appointments.
5. Appoint new Board members  
Harris and Hazuka have volunteered for the 2016 openings and Shurgot has expressed a willingness to, not only finish out the unexpired term for this year but, complete the vacated two-year term, the present Board of Directors approved requesting these three to fill the present Board openings.
6. HOA survey –  
Salo moved to table the discussion on the survey until June 16 meeting.
7. Kronicles Draft
  - a. Willis will write an article for the President's Corner.
8. Playground equipment contract,  
Staffieri explained about hiring Middleton Movers. The whole idea is to have periodic maintenance similar to the school district. Once the inspection has been completed, an inspection sheet should be turned into the Director's office. This will accomplish two things: 1) we know the work has been completed (so payment can be generated) and, 2) any repairs deemed necessary can be reported to the Board for discussion and/or approval. Middleton Movers does not have the authority to make repairs until the Board approves. Wasson said that would be fine.

Snelling requested from Staffieri approval to walk the trails with Jay Benson of Redstone, Inc. This is the Company that built the King's Deer trails and golf course, Snelling suggested that any work done by Redstone should be placed under Reserve funds.

Snelling moved to adjourn at 6:06PM. Salo seconded the motion and approved unanimously.

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Joseph Willis, President King's Deer HOA

Attach:

1. HOA Survey
2. Middleton Movers Contract
3. Newsletter draft