



King's Deer Board of Directors Minutes

June 16, 2016

(5:00PM 19255 Royal Troon Golf Clubhouse)

Members Present: Joe Willis (President), Dan Snelling (ACC & Treasurer), Jim Hazuka (Secretary), Ken Harris (Vice President), Patrick Staffieri by phone (NEPCO, NW & Common Areas)

Members Absent: Steve Shurgot, Kris Salo (Director at Large)

Guests: Allen Alchian

Meeting brought to order at 5:30pm
Hearing brought to order at 5:30PM
Hearing adjourned at 5:40pm
Regular meeting back in order at 5:41

I. Officers' Report

A. President

1. King's Living Magazine –Snelling indicated that the HOA does not benefit and that the present Board members need to see the approved contract. There is no contract on file in the HOA office. Hazuka will find out if contract has been signed. Tabled for more information

- B. Vice President – Snelling moved to approve Ken Harris. Hazuka seconded the motion the motion was approved unanimously.

D. Secretary

1. Approval of May 19 & 31 BOD minutes
Snelling moved to approve both sets of minutes and post to website. Hazuka seconded motion and the motion was approved unanimously.
2. New vision and goals
Hazuka talked about the prior presentation of the mission, vision and value statement at the May 9 community meeting and stated that he had a significant concern about wordage in Mission statement. He recommended that we have goals for the Board to accomplish during the year. Hazuka moved to revoke the vision, mission and value statement as presented at May 9 Community meeting. Snelling seconded and approved unanimously.
3. HOA Management Services
Willis contacted Muldoon & Associates by phone and notified them that we would not be seeking their services at this time. An agreement by the Board stated that there will be a letter mailed to Muldoon and Associates & MSI that we would not be awarding a contract at this time.
4. Snow fence & roads
Discussion of snow fences along some of the King's Deer roads indicated that there are negatives. The following were discussed: 1) placing them on private properties, 2) purchasing the fence, 3) storing the fence, 4) hiring someone to put the fence up

and take the fence down, 5) 5 year temporary approval. El Paso County owns and takes care of the roads, also per the covenants and Design Standards after the 5 year temporary approval for snow fences it must be replaced with a living snow fence which is an additional cost for purchasing, planting and maintaining the trees.. The analysis done indicates that there are no budgeted funds for this nor can we trespass, dead issue.

5. Director election and annual meeting status

Snelling moved to approve that the Call for nomination will be mailed out on August 1, the HOA will request a short bio (one paragraph) to be received by the HOA office no later than August 22, 2016. The Board needs to start prepping for the November 1 annual meeting now. They will finalize the budget and goals. Since we are doing elections by mail, there is a series of steps that need to be done, a timeline is included with your Board packet received at today's meeting (key events).

Board members approved a change in the official dates:

- a. Annual meeting November 1 –
- b. call letter board nominees August 1 – 22 (deadline)
- c. Date of Record September 2

Snelling move to approve changes and items through July. Alchian will mail out a revised “key events” schedule.

E. Treasurer

1. May Financial Report

Snelling described reasons for the Balance Sheet and checking over the P&L stating that the HOA is a non-profit organization. Snelling moved to approve the May financials the motion was seconded and approved unanimously.

2. HOA Office computer

Snelling recommend contacting Jason Aguilar to research and approve getting a new computer for the HOA office, he moved to approve no more than \$1,500.00 for the purchase the motion was seconded and approved unanimously.

3. Formal request for hiring Charlotte Christensen as Bookkeeper

Snelling moved to approve re-hiring Ms. Christensen at prior rate. Motion was seconded and approved unanimously.

4. Reserve Study

Snelling gave a synopsis of the study for the new members and Staffieri explained more on the life of the HOA assets, if the HOA has a good maintenance program this study is meant to be a guide only.

5. 2017 Budget

Snelling presented a rough draft to the Board members and asked if there were any questions. Willis suggested a meeting with Wasson to discuss part time vs. full time before final presentation in July.

II. Directors' Reports

A. Common Areas

1. Discussion of Landscapes Unlimited

Snelling recommended checking the contract with Landscapes Unlimited and checking how frequently mowing and other items are required. He does not think that the contractor did a pre-emergent on the trails. Staffieri recommended tabling this discussion until after he has a chance to talk to the Representative of the landscape company.

B. Covenant Enforcement –

Wasson stated that the CEOC members met on June 2, they tabled 2 violations for further observation and closed 5. The members discussed the hearing scheduled for the Board meeting and their recommendation is on file.

C. Architectural Control Committee –

Snelling stated they had approved a major construction but received word that it had been cancelled. The committee members will start site visits on landscaping the 2nd week of July.

D. NEPCO –

Wasson has received emails indicating that NEPCO now has an official Seal that represents them and that the individual HOA's may place on their website as members Alchian stated he would try and put the seal on the KD website for BOD review and approval.

We were asked to add three items to their Information Matrix.

- a. Trash collection Company
- b. Snow Removal method
- c. Management company used

1. A synopsis of the last meeting is attached.

E. Neighborhood Watch

Snelling said there is a National Neighborhood Watch program in August but overall the community has been quiet.

F. Water

1. Water Resources Committee charter
2. Water Resources Committee volunteers

Hazuka recommended tabling items #1 and #2 until July board meeting. Motion was seconded and approved unanimously.

3. Purchase of water rights

Hazuka wanted to take a vote from this Board about proceeding with talks to the Developer about residents purchasing extra water for their properties.

Hazuka also recommended inviting Bart Atkinson (representative of Water Company) and Brent Hawker (Developer) to discuss the water rights with this Board since they are planning on the HOA will be the focal point for the augmentation.

Willis requested more time to research and discuss the options available with other Board members prior to July Board meeting. Hazuka recommended have the members do a special meeting for water discussion only on July 6, 5PM @ 19255 Royal Troon Drive.

III. Other

1. 18110 Archers Drive, Lot 9 Classic filing 1 – parking

Board approved sending letter indicating that if another occurrence happens any time after 5 days of date of the letter the Board approves and will issue a \$50.00 per day per occurrence fine.

2. Manager's report Attached –
Vacation approved from June 29 thru July 8, 2016
Payment for Community Associates Institute (CAI) dues approved
Garage Sale page on website is activated.

Snelling moved to adjourn at 8:35PM. Motion seconded and approved unanimously.

Joe Willis, President of King's Deer HOA

Jim Hazuka, Secretary King's Deer HOA

Attach:

1. May financials
2. 2017 Budget
3. HOA survey & results
4. CEOC report
5. NEPCO Synopsis
6. Events & Key dates leading to annual meeting
7. Call for nomination letter
8. Manager's Report
9. 11/3/09 annual meeting report