



Board of Directors Meeting Minutes

July 6, 2016

Present: Joe Willis (president), Steve Shurgot (vice president) James Hazuka (secretary), Dan Snelling (treasurer), Ken Harris (director)

Absent: Pat Staffieri (common areas director), Kris Salo (community activities director)

Guest: Allen Alchian

Meeting commenced at 5:10 PM at the King's Deer Golf Course Club House conference room.

1. Willis called the meeting to order and opened the special session by reminding members that the purpose of this meeting was to review the water status of King's Deer and to consider whether to engage with the King's Deer developer in their offer to open discussions on the possibility of acquiring additional water rights.
2. Alchian gave an overview and outline of the history of King's Deer water rights and the related water augmentation plans.
3. Willis outlined his five primary concerns:
 - A. Water appears to be wastefully used by some residents and we have no effective way to verify the situation.
 - B. King's Deer has an unjustified reputation in some circles that there are water problems in our community.
 - C. In comparison to other "like" communities, why would the developer seek what appears to be a low water allocation for each Kings Deer parcel
 - D. Can anyone prove that by pumping more water from the Dawson aquifer that we won't cause a depletion of the Dawson aquifer?
 - E. The developer's original proposal in 2011 to sell a half acre-foot of water to King's Deer residents seems to be excessively high when combined with the amount of water rights currently available to each property owner.
4. Willis suggested the Board may wish to set conditions to the sale and purchase of additional water rights.
5. Hazuka then distributed information he acquired about water allocations for other communities in the area and outlined his discussions with water officials at the State Division of Water Resources, Douglas County, Colorado Foundation for Water Education, and others. The consensus opinion of these groups is that water levels for the Dawson aquifer (Kings Deer resident water source) are steady or actually increasing. The primary reason for this is that the Dawson aquifer is near the surface and is recharged from precipitation. Aquifers that water districts use such as the Arapahoe, are deeper, thus precipitation is not likely to have an effect.
6. After additional discussion of the topics presented, Shurgot moved to limit discussion of acquiring additional water rights at the July 21 board meeting to 30 minutes, and for the board members to consider creating a Water Committee. Motion seconded and approved.
7. Meeting adjourned at 6:30 PM.