



King's Deer Board of Directors Minutes  
July 21, 2016  
(5:00PM 19255 Royal Troon Golf Clubhouse)

Members Present: Joe Willis (President), Dan Snelling (ACC & Asst. Treasurer), Kris Salo (Director at Large), Kenneth Harris (Director at Large), Steven Shurgot (VP)

Members Absent: James Hazuka (Secretary), Patrick Staffieri (Common Area Maintenance)

Guests Present: Dan Rivers, Carol Reece, Dennis Delhousay, Bob Iverson, Todd Brummond, Allen Alchian, Lori Kresge

Meeting brought to order at 5:04PM  
Hearings begin at 7:35PM  
Hearings adjourn and meeting brought to order at 7:50PM

I. Officers' Report

A. President

1. King's Living Magazine –

Discussion about the NP2 contract and emails, Snelling moved to approve our President sending a letter to NP2 about the electronic mailing addresses they have been using and the fact that they are proprietary and should not be used now and/or in the future. Shurgot seconded motion and the motion was approved unanimously.

2. Water discussion

Hazuka reintroduced the water discussion originally brought up at the June Board meeting and again during a special water meeting on July 6. Alchian gave a brief synopsis on the water rights program to sell water rights from developers to homeowners. Snelling tried to explain more about the water situation, some of the concerns were:

- A. All HOA residents should have the opportunity to purchase not a limited number,
  - B. whether or/not the Dawson water aquifer would be able to handle the extra water draw,
  - C. the HOA residents need to learn to be responsible citizens in water usage.
- Rivers recommended having a water committee and asking for volunteers, Alchian volunteered to draft a charter for the committee members.

Willis stated that he found what appears to be a considerable abuse of the system when he checked the 2015 State water report. Snelling reminded the Board members that in the past the Board had researched the possibility of a remote water meter that could be read from outside the home.

3. Deadline for additions to Board agenda

Willis stated that as of this meeting the agenda would be mailed out no later than the Friday prior to the next meeting and all requests for changes to the agenda need to be received by close of business the Monday prior to the meeting. Shurgot moved to approve. Salo seconded and it was approved unanimously.

B. Vice President –

1. King's Deer speed limits & methods of speed control  
Harris stated that he and other residents have some concerns about the amount of speeding vehicles in the subdivision, and wondered if there had been any indication that King's Deer would approve a purchase of a sign that flashes speed to the driver and tracks on a computer monitor. Shurgot volunteered to contact EPCO about using their speed trailer.
2. Brummond asked what the Board was doing about extra vehicles, trailers, RV's. The Board members stated that they would review the policy. The HOA office was following the procedures established by prior Board and Covenant Enforcement Oversight committee members.

C. Secretary

1. Approval of June 16 minutes  
Snelling moved to approve minutes as amended per email. Staffieri seconded motion.
2. Approval of July 6 minutes –  
Snelling moved to approve minutes with changes Harris will be Director at Large and Shurgot is a Vice President. Shurgot seconded and approved unanimously.
3. New Board goals  
Discussion with regard to HOA Board goals was deferred to the August meeting.
4. Appoint Nominating Committee members  
Bylaws state that the Board members will appoint a nominating committee. In the past a nominating committee has been the Secretary only. Basically the nominating committee validates the people who have been nominated for Board positions, makes sure they meet the criteria which is to own property in King's Deer and are not in arrears etc. Shurgot volunteered to help with nominating committee.

D. Treasurer

1. June Financial Report - attachment  
Snelling will continue to email out all financial reports prior to meeting. Snelling recommended keeping retained earnings until the Board gets a budget from Salo about a community party. Snelling moved to approve the June financials and Harris seconded and approved unanimously.
2. Review proposed 2017 Budget - tabled

II. Directors' Reports

A. Common Areas

1. Contract with Underwater Recovery Specialist –  
Snelling explained to the Board members what they would be contracted to do.
2. Snelling also, talked to Redstone, Inc. about trail maintenance.

B. Covenant Enforcement

1. Quiet in the subdivision, no issues noted.

C. Architectural Control Committee –

1. Snelling stated that there is one pending construction project, two construction projects that the ACC has been notified but will do no monitoring because the building is on developer lots. All of the ACC members did 8 site visits last Saturday. 5 projects were moved to approve close out of project and refund remaining

compliance fee. An addition project was only refunded ½ because the landscape was not revitalized.

D. NEPCO –

1. Willis and Alchian went to the meeting and felt that it was a worthwhile use of their time. Next meeting is September 10. at the Monument Town Hall 10AM – Beacon Lite Road.

E. Neighborhood Watch

1. There are no major issues. The Board members did discuss who was going to be involved in the National Night Out program, August 4 community events, some individuals would be participating but the HOA in general will not.

F. Water

1. Alchian will draft a charter for what a water committee can and will do.

III. Other

A. Subdivision Mowing

Snelling recommended that the second notice be mailed with a final deadline of August 5 for mowing the lots in their entirety. If not done by then the property will incur a \$50 fine and \$50 fine every week thereafter. Shurgot seconded the motion and it was approved unanimously.

- B. 19032 Harrogate – Snelling moved to approve letter to property owner explaining about the difference in covenants and the parking policy.

Salo moved to adjourn at 7:52 PM. Motion seconded and approved unanimously.

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Steven Shurgot, Vice President, King's Deer HOA

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James Hazuka, Secretary, King's Deer HOA

Attach:

1. June financials
2. Events & Key Dates
3. Draft of Call for nominations
4. June Managers Report
5. Recommendations & preferences of HOA office