



King's Deer Board of Directors Minutes
August 18, 2016
(5:00PM 19255 Royal Troon Golf Clubhouse)

Members Present: Joe Willis (President), Steven Shurgot (VP), James Hazuka (Secretary), Dan Snelling (ACC, Asst. Treasurer), Kris Salo (director at large), Ken Harris (director at large), Patrick Staffieri (Common Area Maintenance by phone)

Guests: Karl Falk, Dennis Delhousay, Kenneth Kemper, Dan Rivers, Frank John, Allen Alchian, Carol Reece

Meeting brought to order at 5:00PM
Executive session brought to order at 5:00PM
Executive session adjourned at 6:00PM
Regular meeting back in session 6:01PM

I. Officers' Report

A. President

1. **Update and Approve Board Contact Information**

Willis asked the Board members to update and approve their contact information. This action was completed during the Board Meeting.

2. **Update on Board request of letter to NP2 (King's Living)**

Willis contacted Jeff Daily about the use of King's Deer residents email addresses; more specifically, how they were obtained and being used. Jeff stated that the vast majority of the email addresses being used were given to him by the residents themselves. Willis asked that a disclaimer be added to all future emails that will give residents the option to request they be taken off his mailing list. Jeff agreed. No more action is required on this issue at this time.

3. **Roads in King's Deer**

Willis talked to Tom Vierzba, who serves on the El Paso County Highway Advisory Board. He gave Willis contact information on Jim Reid who is the Director of the Highway Department for El Paso County. Willis contacted Larry Osgood (Lochmere Court) to partner with him in conversations with Mr. Reid. There has been no response from Mr. Reid to date. It is still recommended that both the HOA office and the residents continue to call or use the web site to notify the County about the pot-holes and the disintegrating roads. within the community. No more action is required on this issue at this time.

4. **Parking Inconsistencies in the Kings Deer Community**

Issue was tabled until the 15 September Board meeting

B. Vice President

1. **King's Deer speed limits & methods of speed control**

There is concern that excessive speeding is occurring more frequently in Kings Deer. Shurgot contacted EPCO to explore the possibilities that electronic speed signs could be placed in the King's Deer development for a period of time. The County doesn't use the electronic speed signs, but will send police cruisers in the area on a more regular basis. Issue closed.

C. Secretary

1. **Approval of July 21 Minutes**

Snelling moved to approve July minutes. Motion seconded and approved unanimously.

2. **Approval of 2017 Annual Assessment**

Hazuka moved to accept the \$300 annual assessment for 2017. Motion seconded and approved unanimously.

3. **Discussion and Vote of a Water Resource Committee Charter**

Shurgot provided comments concerning the proposed Water Resource Committee Charter. The proposed committee would have a limited scope and duration. Its focus would be to explore efforts that would enable all Kings Deer HOA members the opportunity to purchase additional water. Changes were made to the administrative and objective portions of the committee's charter over previous versions. Shurgot outlined several of the changes. Once all objectives are attained, or if the BoD decides to terminate the charter prior, the committee will cease to exist.

Hazuka stated that the objectives portion of the draft charter has very specific tasks for the committee to do. There are checks and balances with regard to the execution of the committee objectives outlined in the charter. Thus the BoD must approve critical aspects of the committees work before progression of its stated objectives can occur. Hazuka stated two of the more critical committee objectives would be to develop an agreement between the HOA and the owners of the water rights based upon criteria and factors approved by the Board. The committee would also work with the water owners on proposed language for the court decree that would provide the HOA specific guidance and authority for augmentation and other required actions.

Board members requested additional changes. These are as follows

- The Committee must notify the Board on their meetings and times so Board members can attend if they desire.
- The Committee must publish an agenda the Friday before they meet.
- There can be no meeting if the Chairperson is unavailable; designated substitute for the Chairperson is not appropriate.
- One specific bullet was asked to be moved up higher on the list.

It was also requested that the committee review the five items specified by the Board President during the 6 July meeting to determine if they have been addressed adequately in the draft Charter.

Salo moved to formally establish a water committee who will meet and finalize a charter and will present the charter and the prospective members of the committee to the Board within 2 weeks. Motion seconded and approved unanimously. Willis stated he would like to have a special Board meeting on 1 September to review updates requested by Board members and formally approve the Water Resource Committee Charter and the proposed committee members.

Additional comments from guests:

Rivers stated that he appreciated the Board moving so quickly on this as it is very important to the community. Rivers volunteered his time for the committee.

John stated it was critically important for the Board to move forward on this important issue. He also volunteered for the committee.

Reece volunteered to serve on the new Water committee.

4. New Board Goals

Hazuka proposed specific 2016 goals for the Board that were discussed at a past Board meeting. Board members were asked to review and make whatever changes and/or edits they feel appropriate. This topic will be discussed during a special Board meeting on 1 September.

D. Treasurer

1. Review and approve July Financial Report

Snelling moved to approve July report. Motion seconded and approved unanimously.

2. Review and vote on proposed 2017 Budget

Changes were requested on the 2017 Budget. A vote on the revised 2017 Budget will occur at the 15 September meeting.

II. Directors' Reports

A. Common Areas

1. Discussion and approval of trail maintenance projects

Snelling presented a comprehensive trail improvement project that would address major deficiencies our trails have in the community. Snelling also presented a financing solution that would involve current year operating expenditures and tapping into the reserve fund. The proposed effort would begin this year and be completed in 2017. Hazuka moved to approve the project and the proposed financing solution. Hazuka also requested in the motion that the wooden trail bridge on Kings Deer Point be added to the project. Motion that included the wooden trail bridge project, was seconded and approved unanimously.

B. Architectural Control Committee

1. Ongoing Activities

Snelling stated that there would be a complete report for the annual meeting. The last ACC meeting included drafting a letter about a nuisance on a new construction project, approval of several landscape projects, 2 change orders and 7 project monitor visits. No action required.

III. Other

1. 615 King's Deer Point, Lot 34 Classic filing 1 – compliance fee refund

Kemper presented information that indicated he was doing due diligence in completing the addition project. Hazuka moved to approve a \$250.00 refund of the remaining compliance fee held by the ACC. The motion seconded. The vote by the Board was 3 approved and 2 opposed. The motion passed.

2. 2014 Stoneleigh Trail - exterior lighting covenant violation

Falk (2028 Stoneleigh) explained his perspective about the lighting and concerns about the letter from ACC to the homeowner. No action was taken by the Board as the homeowner has until 26 August to resolve the situation.

3. Review employment of Executive Director

Board of Director Minutes 8/18/2016

Snelling moved to adjourn at 8:03PM. Motion seconded and approved unanimously.

Joe Willis, President, King's Deer HOA

James Hazuka, Secretary, King's Deer HOA

Attach:

- July financials
- Willis/Reid letter
- Water Committee Charter (version 3, 14 August)
- Proposed Board Goals
- Events & Key Dates to 11/1/16 meeting
- 2016 Board Members info
- Manager's Report