

## King's Deer Homeowner Association

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### King's Deer Board of Directors Minutes

October 20, 2016

(5:00PM 19255 Royal Troon Golf Clubhouse)

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

Members Absent: Patrick Staffieri (Common Area Maintenance)

Guests: Dan Rivers (Water Resource Committee)

Hearings brought to order at 4:57PM

Hearings adjourned at 5:30PM

Meeting resumed at 5:31PM

#### I. Officers' Report

##### A. President

###### 1. Parking Policy Update

Hazuka met with CEOC members and they do not feel that there should be any changes in implementation of current policy. Per the Covenants the Board do not have to enforce the letter of the Covenants the Board has the ability to adjust.

###### 2. EPCO roads report on meeting

Willis met with the Highway Director and went to an advisory council meeting on roads. He has been invited to make a presentation to the Budget Committee. Next week he will drive the roads with County engineer.

##### B. Vice President –

###### 1. Director absenteeism

Discussion between the Board members about members missing more than 3 consecutive meetings (By-Laws). They feel that certain key positions on the Board should not be filled by Board members who are going to be absent frequently. The original 2016 Board approved teleconferencing but there are certain positions that cannot be handled by phone and areas that cannot be accessed by internet.

There was also talk about having the common areas covered by two directors one individuals term ends 2017 and one ending 2018 this gives one experienced position on going with alternating terms.

##### C. Secretary

###### 1. Approval of September 15 minutes

Hazuka moved to approve September 15 minutes. Motion seconded and approved unanimously.

###### 2. Review of calendar events prior to Annual meeting

Next item is 10/24 tally committee announce results came in earlier today to run through

###### 3. Appoint Tally Committee members

Hazuka moved to approve Alchian, Salo and Shurgot as the Tally committee members. Motion seconded and approved unanimously.

The tally committee members will do a vote count of the ballots received after the October 20 Board meeting.

4. Update on water meter readings  
A reminder about water meter readings due October 31 has been mailed, the letter also indicates a hearing date of November 3.
5. Water meter hearing letter was mailed with the reminder letter indicating 3 November as the hearing date for delinquent meter readings.

D. Treasurer

1. Review and approve September Financial Report –  
Snelling moved to approve. Motion seconded and approved unanimously.

II. Directors' Reports

A. Common Areas

1. Update of trail maintenance project  
Snelling stated that the company we hired have made a lot of progress and are doing the worst areas of the trails first.
2. Archer's Wall repair and maintenance  
Hazuka moved to approve the project. Motion seconded and approved unanimously.

B. Architectural Control Committee –

1. Rain barrels  
Snelling stated that the State of Colorado has approved rain barrels for private use, ACC has addressed and request that the paragraph be approved to be added to the Design Standard. Based on state laws, we can't tell the King's Deer residents they cannot have them but we can restrict types. Snelling moved to approve that this be posted to DS as amendment. Motion seconded and approved unanimously.

C. Water Resource Committee

1. Update on WRC meetings  
Rivers reported that the minutes are approved by the committee members. The committee members are working on how much water we ought to have, how much does it cost, could we get water from other areas, and where else could the developers sell their water. This is a very active committee.  
The Board members suggested having a town hall meeting for all of the residents so that they could be educated and informed about the process.  
Next scheduled meeting will be November 2 and David Diedrich, Water Commissioner, District 10 Division of Water Resources will be the guest speaker.

II. Other

1. Lighting issues  
Discussion between Board members about lighting in King's Deer and emails received from the HOA attorney. Alchian & Willis will meet with HOA attorney on Monday, October 24. They will talk to him about his reply and make two points 1. ACC evaluate if the lights are focused and not presenting a nuisance. 2. Recommend Board members to go to the house and evaluate whether or not the lights are creating a nuisance.

Snelling moved to adjourn at 7:00pm. Motion seconded and approved unanimously.

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Attach:

1. September financials
2. Rain Barrels – Proposed Amendment to the Design Standards
3. Water Resource Committee minutes
4. Events/Key dates leading to annual meeting
5. October's Manager's Report