



King's Deer Board of Directors Minutes  
November 3, 2016  
(King's Deer Golf Clubhouse – 5PM)

Willis brought meeting to order at 4:55PM

**A. Election of Officers (President, Vice-President, Secretary & Treasurer) and Common Area Maintenance Directors**

- Snelling moved to nominate Willis to be President. Motion seconded and approved unanimously.
- Snelling moved to nominate Rivers as Vice President. Motion seconded and approved unanimously.
- Shurgot moved to nominate Snelling as Treasurer. Motion seconded and approved unanimously.
- Snelling moved to nominate Hazuka as Secretary. Motion seconded and approved unanimously.
- Hazuka moved to nominate Staffieri and Harris to be co-directors of Common Area Maintenance. Motion seconded and approved unanimously.

**B. Committee Appointments Of Board Members are following:**

- Hazuka will liaison with the Covenant Enforcement Oversight Committee (CEOC).
- Rivers will liaison with the Water Resources Committee (WRC).
- Snelling will liaison with the Architectural Control Committee (ACC) and Neighborhood Watch (NW).
- Shurgot will liaison with Northern El Paso County Coalition of Community Associations, Inc. (NEPCO).

**C. Officer Reports**

- President
  - **Lighting Issue**  
Willis said that the HOA has submitted a draft letter for our HOA Attorney as a reply to Falk's attorney. There has been no confirmation our attorney has mailed the letter as of the date of this Board meeting. Snelling recommended the Board send letters to both parties outlining the HOA arbitration policy. That issue was tabled for a later date.
  - **EPCO meeting**  
Willis met today with Jim Reid, EPCO department and Jennifer Irvine. It was recommended that Willis attend an Advisory Council meeting. Reb William is the chairperson and he recommended Willis attend the County Commissioners meeting because they are currently discussing the budget. The prospects of additional funding for roads is not good for 2017. Willis will be meeting with them again at a later date.
  - **Annual Meeting Discussion**  
The Board offered their appreciation to Hazuka for his preparation of the Annual HOA Meeting on 1 Nov. 53 members attended the event. Tri-Lakes Chamber of Commerce provided the PA system at no charge. There were general comments about setting up additional chairs and discussion about purchasing a PA system for the HOA that includes a wireless microphone.

- Secretary
  - **Approval of October minutes**  
Hazuka moved to approve October minutes as presented. Motion seconded and approved unanimously
  - **Approval of November 1 (Annual Meeting) minutes**  
Hazuka moved to approve November 1 annual meeting minutes as presented. Motion seconded and approved unanimously.
  - **Board meeting start times**  
Hazuka moved to approve 5:30PM as the official start time for 2017 session. Motion seconded and approved unanimously.
  - **Board meeting scheduled days**  
Hazuka moved to approve staying with the 3<sup>rd</sup> Thursday of each month. Motion seconded and approved unanimously.
  - **Rules of order**  
Board members approved continuing the practice of directly discussing a subject prior to a motion. Additionally, there was also discussion about adding items to the agenda at the last minute. Board members should be flexible with the agenda if there is an emergency. Willis recommended going on a case by case basis, if necessary allowing 15 minutes for discussion. If the issue requires more time, the Board might table the topic until the following meeting. The use of email could also be used to further discussion if there is time sensitivity to resolving the matter.
- Treasurer
  - **October Financials**  
Snelling moved to approve financials. Motion seconded and approved unanimously.

D. **Director Reports**

- Common Areas
  - **Update on the Trail Project**  
Staffieri stated that there was significant progress. Good weather has enabled the contractor to complete much of the work. Completion of all work will be spring of 2017.
  - **Update on the Wall Repair Along HY105**  
Staffieri will meet with the contractor on Friday, November 4 to review the work and hopefully sign off on the project as complete.
  - **Update on Pergola Staining Project**  
Staffieri will talk to Mark H (KDGC) about accomplishing the work. Mark is already bonded.
  - **Playground Inspection**  
Still awaiting the monthly inspection of the playground equipment.
  - **Landscape Unlimited Contract**  
This contract started on April 1, 2016. After a rough start, the Board has been pleased with their performance. Next year's contract will require some updating to ensure more clarity on the scope of the work. Staffieri and Harris have this for action.

- Architectural Control Committee  
Snelling indicated one of the ACC members will likely take on the Chairman responsibilities. Snelling will still be on the committee and serve as Board liaison.
- Water Resources Committee  
Rivers stated that he and Alchian will meet with Dan Potter about HOA members purchasing more water. Mr. Potter is the Three Crown Development designated representative. Next meeting of the WRC will be December 1 where Dan Potter will be invited for an informal discussion on a variety of water topics. This will begin a dialog with the former developers and hopefully lead to an agreement for purchasing water for King's Deer HOA members. Additionally, the minutes for the November 2 WRC meeting have been drafted and sent out to committee members for changes/approval. Finally, Rivers asked the Board about a tentative date of February 7 for a Town Hall meeting to talk to the residents about this issue. We would like to hold this meeting at the Prairie Winds Elementary School at 6PM.

**E. Other**

- Water Meter Readings  
Wasson and Alchian stated that there are 18 delinquencies as of November 3. Snelling moved to approve a final deadline to receive the delinquent meter readings of November 18, close of business. The following Monday November 21 there will be a \$100.00 fine assessed for those not received and \$50.00 every Monday thereafter until we receive the meter reading. Motion seconded and approved unanimously.
- 18725 Brockenbury Court, Lot 4 Highlands filing 3 – pop up camper  
Snelling moved to approve closing this violation with the contingency that in the future if the camper is found on site in violation of the policy there will be an automatic \$50.00 fine assessed per occurrence. Motion seconded and approved unanimously.

Snelling moved to adjourn at 7:05PM. Motion seconded and approved unanimously.

*/ signed /*

Joe Willis, President, King's Deer HOA

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James Hazuka, Secretary, King's Deer HOA

**Attach:**

- October 20 Board meeting minutes
- November 1 Annual Board meeting minutes
- October financials