



Board of Directors Minutes

April 20, 2017

19255 Royal Troon Drive (King's Deer Golf Clubhouse) 5:30PM

Members Present: Dan Snelling (Treasurer), Dan Rivers (VP & Acting Chairperson), James Hazuka (Secretary), Patrick Staffieri (Common Area Maintenance), Joe Willis (President, by Phone), Steven Shurgot (Director, by phone)

Members Absent: Ken Harris (Common Area Maintenance)

Guests: Allen Alchian (Consultant)

Meeting brought to order at 5:28PM

Hearings brought to order at 5:30PM

Hearings adjourned at 5:37

Regular meeting back in session

- I. Officer Reports
 - A. President – no report
 - B. Secretary
 1. Newsletter articles
Hazuka earlier emailed members on suggested articles for the Kings Deer newsletter. He would like them completed and forwarded to Alchian by May 10. The target for publishing/distributing the newsletter to the community is the end of May.
 2. Proposed HOA Social Gathering
Hazuka asked if there was interest in hosting a Community social at the Kings Deer Golf Course in 2017. It would purely be a social event, offering an opportunity for HOA members to have dinner, enjoy music and visit with other community residents. The Golf Course staff would provide food and drink in the Troon Tavern area. The HOA could sell tickets to the event through the office and maybe pay for the entertainment. Kings Deer Magazine might also be interested in contributing to this event. The Board seemed receptive to an August/September timeframe. No decision has been made.
 3. Approval of March Minutes
Hazuka moved to approve March minutes. Motion seconded, and approved. Snelling abstained.
 - C. Treasurer
 1. Approval of March financials
Snelling mailed to Alchian the February financials for posting. Snelling moved to approve March financials, and will send the updated January and February financials to everyone for final approval.
 2. Discussion on a Memorial Area at the Playground
Snelling discussed the idea of designating a memorial area at the Kings Deer playground area for past Kings Deer residents. Some of the ideas floated involved

residents purchasing park benches, picnic tables, engraved plaques and pavers. Potential concerns with allowing this practice include cost to the HOA, financial implications on the common area contract, standardization of memorial items, and establishing a process for approval. Alchian was asked to look into the matter and make recommendations to the Board.

3. Use of Kings Deer Common Areas for “Project Healing Waters Fly Fishing”
The Kings Deer HOA Board approved a request by Snelling to use several common areas within the Kings Deer community this summer as practice areas to help disabled veterans to learn how to fly fish. Fly fishing activities will be conducted at the multi-use field and pond area within Kings Deer. Although dates are not known at this time, fly fishing practices will likely be scheduled for 2 or 3 Saturdays this summer. Residents will need to check with the HOA Office for specific dates and times. An article will be published in the May newsletter that will further highlight this activity to residents.
4. Storage Facility
Snelling will talk to the owner of Jackson Creek Storage facility about moving HOA storage items from our current location to this new facility. Topic was tabled for more information.

II. Director Reports

A. Common Areas

1. Landscape/Maintenance Contract Approval
Board voted unanimously on 3/20/17 to approve changes to the current contract with Landscapes Unlimited. Staffieri also stated there was limited work accomplished on the common areas in April because of weather.
2. Redstone has offered to return and restructure part of the trail system as part of the 2016 contract. There would be no additional charge for this effort. The Board agreed this action.
3. Apparently a tractor or another vehicle has put groves in surface of the Kings Deer trail at Bashley & Royal Troon. It was assessed that there was no real damage. Also, Staffieri noted there were two damaged corrugated culverts on County Line and Royal Troon. The culverts were still operational.
4. Staffieri indicated that he is being deployed in support of a FEMA action this summer. He plans to continue to support common area maintenance while he is gone. Ken Harris will become the primary POC for this activity while Staffieri is out of town.

B. Architectural Control Committee

Snelling stated that there are several construction projects started and the Committee members are projecting a busy year.

C. Water Resources Committee

Status of purchasing new water rights – Rivers and Potter signed contract but as of this date there is no filing with the Colorado Water courts. Rivers is trying to contact Potter for more information on when he plans to file. Rivers will continue to track action on this.

D. CEOC

1. Resignation of John & Grace Highhouse
Board recognized John and Grace Highhouse for their service to the Community and accepted their resignations.
2. Assign new Chairman for the CEOC
Snelling moved to approve Allen Alchian as the new Chair for the CEOC. Motion seconded and approved unanimously.

III. Executive Director – no report

IV. Other

1. 19747 Kershaw Court, Lot 54 Highlands filing 4 – trailer
Snelling moved to approve removal of trailer by May 1st and/or a \$50.00 fine per week as long as the trailer is on the property. Motion seconded and approved unanimously.
2. 19712 Falcon Crest – Privacy Fence
Board approved additional measures to enforce the Kings Deer covenant that was violated by this resident.

Next meeting May 18 @ 5:30pm

Rivers adjourned the meeting at 6:38PM. Motion seconded and approved unanimously.

/ signed /

Dan Rivers, Vice President King's Deer HOA

/ signed /

James Hazuka, Secretary King's Deer HOA

Attach:

1. Financials