



Board of Directors Minutes
May 18, 2017 cancelled due to weather
May 23, 2017

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

Members Present: James Hazuka (Secretary & Acting Chair), Dan Snelling (Treasurer), Patrick Staffieri (Common Areas by phone), Steven Shurgot (Director, by phone)

Members Absent: Dan Rivers (President), Ken Harris (Common Area Asst. Director)

Executive Session – 5:30 – 5:45PM

- Officer Reports
 - President
 - Receipt of Joe Willis Resignation.
Email received May 10, 2017 tendering his resignation, effective immediately. The Board would like to thank Joe and acknowledge his contributions to the community during his tenure as President.
 - Approval/selection of President & Vice President.
Snelling moved to nominate and approve Dan Rivers as President. Motion seconded and approved unanimously.
Snelling moved to approve Steven Shurgot for Vice President. Mr. Shurgot accepted the nomination. Motion seconded and approved unanimously.
 - New Board Member.
Hazuka nominated Lorrie Kresge (1953 Bashley Road) for the vacated Director position and to complete Mr. Willis' term. Shurgot moved to approve Ms. Kresge as a Director at Large. Motion seconded and approved unanimously.
 - Marijuana and the HOA.
Board members understand the concerns of residents regarding the marijuana bust in Kings Deer a few weeks ago. Some wish to establish a marijuana free zone within the community. After significant discussion, the Board determined the HOA does not have the legal authority to override the State law that allows marijuana to be grown by residents in the community. For those who violate the Colorado law by exceeding the amount of marijuana allowed either for personnel use or for black market sales, the issue becomes a police matter.
 - Secretary
 - HOA Newsletter.
The May Newsletter is complete. It has been mailed to those residents who requested a physical copy and is available online on the HOA's website.
 - HOA Community Party.
Hazuka contacted the Manager of the Troon Tavern who indicated their facility was available for a Saturday evening affair in August/September timeframe. The concept for the event would be purely social, Kings Deer residents getting to know other residents. Dinner would likely start around 6:30 PM. Entertainment could begin at 7PM. The event would end at 9 PM. Snelling will ask Heather Twesme and Lorrie Kresge to be in charge of planning the HOA get-together.

- Approval of April Minutes.
Hazuka moved to approve April Board minutes. Motion seconded and approved unanimously.
- Website Posting of Board Minutes.
Board indicated that once the monthly minutes are approved they should be posted to the website as quickly as possible.
- Treasurer
 - Approval of April Financials.
Snelling moved to approve April financials. Motion seconded and approved unanimously.
- Director/Committee Reports
 - Common Areas.
 - Status of Trails
Staffieri will contact Harris and have Harris check the trails prior to contacting Redstone about additional work.
 - Culvert Repair.
Staffieri also called El Paso County DOT about repairing the area around the culvert near the Royal Troon/County Line intersection. A drive by of the Executive Director indicates the county has fixed the problem.
 - Trail Repairs Caused by Resident at Bashley/Royal Troon.
Staffieri reported that there was just surface damage to the trails which the resident has addressed.
 - Road Improvements.
Bardsley Place, Breton Place and Guildford Court roads are being resurfaced by El Paso County. Work on these roads will likely be complete by the first of June.
 - Maintenance.
The street light on the corner of Kershaw and Kings Deer Point requires repairs. The Director planned to telephone maintenance specialists to resolve the matter.
 - ACC – no report
 - CEOC – no report
 - NEPCO-no report
 - Water Resource Committee.
 - Water Application Process.
Board members unanimously supported the position that outdoor irrigation limits for those that buy additional water from PDWC (when available) should be aligned with the limits outlined in the Highlands Covenants found on page 3, paragraph 5A which states "Lots shall be maintained in the natural state as nearly as possible, except that a reasonably sized lawn and garden, not to exceed four thousand (4,000) square feet of irrigated footage, may be planted around the house." PDWC lawyers can and should leverage the Highlands Covenant language through the water court process to ensure consistency between the two subdivisions (Classic and Highlands). The Board directs the WRC to pursue this position.
- Executive Director.
 - Office closed Monday, May 29 – Memorial Day
 - Update on legal issue at 19712 Falcon Crest Court
HOA attorney has received a Summons Date of July 5, 2017 @ 1:30PM. Property owners will be served the paperwork within the next 10 days.

- Email received from 2351 Fontley Court/1416 Castlecombe Lane about address change. Hazuka moved to defer to the ACC. The ACC will notify the homeowners. Motion seconded and approved unanimously.

Next meeting is Thursday June 15, 2017 @ 5:30PM,

Staffieri moved to adjourn at 6:39PM. Motion seconded and approved unanimously.

/ signed /

James Hazuka, Secretary & Acting Chair, King's Deer HOA

Attach:

- April Financials