



Board of Directors Minutes

July 20, 2017

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

Members Present: Dan Snelling (Asst. Treasurer), Dan Rivers (President), Lorrie Kresge (Director at Large), Patrick Staffieri (by phone 5:30PM) (common areas), James Hazuka (Secretary)

Members Absent: Steven Shurgot (VP), Ken Harris (common areas)

Guests: Allen & Andrew Sandberg (19055 Archers Drive), Patricia Wasson (HOA Office manager)

Meeting brought to order at 5:30PM; Executive Session was the first order of business

Executive Session

1. 19712 Falcon Crest Court, Lot 9 Highlands filing 1 – fence
The board will not pursue the legal action at this time as the current owners are selling their home. Outstanding fees, fines, and legal costs should be paid to the HOA once the house sells as there is a lien on this property.
 2. 19583 Kershaw Court, Lot 34 Highlands filing 1 – parking
Board recommended a fine of \$50.00 per day for future occurrences.
 3. Unmowed Properties
 - a) 2028 Stoneleigh Trail, Lot 28 Highlands filing 5
 - b) 19074 Dorncliffe Road, Lot 67 Highlands filing 6
 - c) 19039 Dorncliffe Road, Lot 66 Highlands filing 6
 - d) 19875 Upchurch Way, Lot 27 Highlands filing 6Board recommend a \$100.00 fine if not mowed by August 1 and then \$50 per week thereafter until completely mowed.
 4. 19055 Archers Drive, Lot 17 Classic filing 6 – dog(s) – discussion of incidents
After discussion with the property owner, the board decided to take no further action at this time.
- I. Officer Reports
- A. President
1. King's Living Magazine
Jeff Daily from Kings Living Magazine requested specific information from the Kings Deer HOA for his publication. The Board agreed as follows:
 - a. Combining email and phone lists for KD residents. The Board decided that it cannot give out this information as the owners supply it with the understanding that it will be used solely for KD business. Residents are free to provide this information to Daily directly if they wish.
 - b. Reprinting Kronicles Articles. The Board decided to leave this up to individual authors. Most will have no issue for Daily to reprint their articles in his magazine. The Board appreciates the additional publicity afforded by King's Living Magazine.

- c. Publishing Director Bios. The Board decided to leave that up to individual directors. Most had no issues with this. The cutoff times for King's Living Magazine will likely preclude publishing prior to this year's election. The Board recommended Daily contact the HOA Secretary after the election to gain access to the most current bios.
 2. Water Purchase Update
Rivers stated he will reconvene the Water Resource Committee at the beginning of August if PDWC files with the court in July. PDWC needs to have a good plan for augmentation prior to filing with the Water Court system
- B. Secretary
1. Approval of June minutes was accomplished per email June 20, 2017
 2. The Board approved the following:
 - a. Adoption of election procedures using 2013, 2014, 2015 and 2016. they restricted candidate nominations to a period specified in the Call for Nominations and Agenda letter
 - b. Set period of nominations (Tuesday, Aug 1 to COB Friday, Sep 1).
 - c. Set the Annual Meeting Date of Record (COB Friday, September 8).
 - d. Set balloting period. (Friday, September 15 to COB Monday, October 16)
 - e. Set a date for Annual Meeting (Nov 7) and a secondary date in case of weather (Nov 14)
 - f. Appointed a Nominating Committee chairperson and members. Snelling moved to make Ken Harris nominating committee chair. Motion seconded and approved unanimously. Hazuka was selected as a supporting member of the committee.
- C. Treasurer
1. Approval of June Financials
Snelling told the Board members that he had moved \$21,323.00 from operating MM account to reserve MM account which after the transfer totals \$215,714.90. Snelling moved to accept June financials. Motion was seconded and approved financials.
 2. Review Proposed 2018 Budget
Snelling handed out a copy of the 2018 budget. He will discuss specifics associated with the 2018 budget during the August Board meeting.
- II. Director Reports
- A. Common Areas
1. Landscapes Unlimited identified a broken valve at the pond. It has now been fixed.
 2. Fountain – Gaddie Electric came out and checked the electrical box and said that it was possibly a Mountain View Electric (MVE) problem because we were short a “leg of Power”. The HOA Director requested service from MVE. They checked their power lines to the electrical box and said they were good. The problem must be from the box on the street to the pond electrical box. It has been recommended that we contact a specialist for underground electrical repair. Item remains open.
 3. Update on status of applying additional gravel on trails by Redstone
The company promised to regrade and re-groom trails. As of the July meeting, this action has not been completed. Staffieri is trying to get ahold of Redstone to request putting gravel on the trail around the new construction at 19735 Kershaw Court.
 4. Trails & Weed Status
Landscapes Unlimited have sprayed several times, they have mowed and are planning on mowing again as soon as the weed kill has had time to work. Harris &

Hazuka have volunteered to go travel all the trails and check them for maintenance in early August.

B. Architectural Control Committee

Since our last meeting no new construction projects have been approved but there is at least 14 projects under view. Snelling said that there may be a letter about ACC approval on home construction projects that may come to Board for review by a concerned resident.

C. CEOC

Meeting was held and the members present talked over several items on the agenda. It was recommended to the Board to assess a fine for excessive parking of vehicles for a specific resident who continues to violate the HOA covenants. A fine of \$50.00 per day per occurrence for future violations was approved by the Board.

D. Other

1. Board members approved a Garage sale email blast at the end of July with the deadline of August 1 for residents to be placed on the map of active participants.
2. Alchian requested information on the possibility of HOA funding to be used for providing a focal point for a memorial in the playground/pergola area. Director opinions were mixed – some supporting the request while others did not. It was agreed that Alchian needs to outline his proposed design for the memorial before any HOA decision to fund a capital improvement project in that area which may compliment a memorial. Specifics on the design to include funding requirements should be proposed during the August Board meeting.

III. Executive Director

1. Wasson has requested quotes from several companies to upgrade lighting to LEDs for all street lights and monuments. She has also requested a cost estimate from Mountain View Electric (MVE). Once cost estimates are received, the Director will do a cost benefit analysis to determine if the upgrade is cost effective. A demonstration of LED lighting will be placed on the Board agenda for August.
2. HOA Insurance – the HOA has a new insurance agent and he has volunteered to meet with Board members to discuss the coverage. Wasson requested interested Board members notify her if they wish to meet with him.
3. CAI Law Day – Wasson explained about Community Association Institute programs being the main focus of training for her to maintain her Manager's license. CAI Law Day is critical training and offers significant credits toward her annual certification requirements. If Board members wish to attend as well they need to let her know soonest.
4. Community Information Signs – Snelling and Wasson proposed an initiative to place lighted signs in front of Kings Deer entrance monuments. The Board asked for specifics to include costs for each monument.

Snelling moved to adjourn at 7:47PM. Motion seconded and approved unanimously.

Daniel Rivers, President King's Deer HOA

James Hazuka, Secretary King's Deer HOA

Attach:

1. June Financials
2. 2018 Budget