



Board of Directors Meeting Minutes

August 17, 2017 (19255 Royal Troon – King's Deer Golf Clubhouse)

Members Present: Dan Snelling (ACC & Asst. Treasurer), Dan Rivers (President), Lorrie Kresge (Director at Large), James Hazuka (Secretary), Steven Shurgot (VP) by phone

Members Absent: Ken Harris (Common Areas), Patrick Staffieri (common areas)

Guests: Randy Wood (Volunteer 19180 Lochmere Court), Allen Alchian (19415 Kershaw Court), Cory Pocket (Batteries & Bulbs Plus-Commercial Manager), Patricia Wasson (HOA Office Manager)

Meeting brought to order at 5:29PM

LED Demonstration – Cory Pocket

• Officer Reports

- President

- **Patrick Staffieri Resignation**

- The Board accepted the resignation of Patrick Staffieri. They recognized and thank him for his good service while on the Board.

- **Replacement of Board Member (Randy Wood)**

- Snelling recommended Randy Wood to finish out Staffieri's term. Motion seconded and approved unanimously. Additionally, Randy Wood accepted the assignment of Common Area Maintenance Director for Staffieri's remaining 2017 term. He will continue to be the Coordinator for Neighborhood Watch until the Board can find a new volunteer.

- **Reassign Board Responsibilities**

- Hazuka moved to approve Lorrie Kresge as the Director for Water. Motion seconded and approved unanimously. Board will assign Steve Shurgot as Assistant Treasurer in November. Snelling will work with Shurgot to transition the Assistant Treasurer responsibilities over the next few months. Designating a Director for Community Events was disapproved.

- **Status of Water Initiative**

- Alchian & Rivers met with Gary Crosby (paralegal with Petrock & Fende), Jonathan Moore (Water Consultant) and Dan Potter (water rights owner) to discuss the status of the water initiative. Current efforts are focused on developing a viable water augmentation plan that will be viewed favorably by the Court and other interested parties. The date for filing the initiative with the Court is not known at this time.

- Secretary

- **Approval of July minutes**

- Minutes were approved by email and Alchian will post on the website.

- **Newsletter**

The end of September is the target date to distribute the HOA newsletter. Potential topics and assigned authors discussed were as follows: Presidents Corner (Rivers), Water Resource Committee (Rivers), HOA Annual Meeting (Hazuka), ACC (Snelling), CEOC (Alchian), Common Area Maintenance (Wood), HOA Elections (Hazuka), Water Reporting (Kresge), and Neighborhood Watch (Wood). Hazuka will need articles for the newsletter by 1 September.
- **Discussion 2351 Fontley/1416 Castlecombe (Mr. and Mrs. Pacheco)**

Hazuka provided a brief synopsis of the issue to the Board. A letter was provided to the Pacheco's stating the HOA would not approve an alternative driveway exit for their property which was requested by El Paso County.
- **Annual Meeting Presentation**

Updated slides for the Annual Meeting will need to be provided to Hazuka and Wasson no later than 3 October 2017. Hazuka will send out a copy of last year's presentation to Board members during the last week of August.
- Treasurer
 - **Approval of July financials**

Snelling moved to approve July financials. Motion seconded and approved unanimously.
 - **Fines for Un-mowed Property**

Although late, subject properties have been mowed as required by the HOA Covenants. There were some extenuating circumstances for why the landowners did not meet the required date. Hazuka moved to drop the fines on the properties on Dorncliffe Road that were un-mowed by July 31, 2017. Motion seconded and approved unanimously.
 - **Discussion and Approval of proposed 2018 Budget**

Kresge moved to approve 2018 Budget as presented. Motion seconded and approved unanimously.
 - **Approval of 2018 Annual Assessment**

Snelling moved to levy the 2018 annual assessment at \$300 per property. Motion seconded and approved unanimously.
- Director/Committee Reports
 - Common Areas
 - **Condition of Trail and Common Area's (Hazuka)**

Hazuka presented his assessment of the conditions associated with Kings Deer common areas as of August 8. This assessment was collected during his on-site review of all common areas with Mark from the King's Deer Golf Club (Landscape Unlimited). The assessment will be attached to the August 2017 minutes.
 - **Review of Landscape Unlimited Contract (Snelling)**

There was discussion about timing of work and ambiguities associated with the HOA's common area maintenance contract with Landscape Unlimited.

These issues will need to be addressed soonest. Clarification of verbiage within the contract will need to be changed prior to renewing.

- Architectural Control Committee
 - **Building Projects**

Approved 3 new projects since last meeting. A property on Kershaw Court is being built by a builder who is new to King's Deer. This building site appears to be abandoned. Unfortunately the builder is not responding to ACC correspondence for more information on his project. The HOA will be tracking this project more closely.
- CEOC

Alchian stated that there appears to be fewer covenant violations this year than in previous years.
- Executive Director
 - Office will be closed on September 4, 2017 for Labor Day
 - **Website Login**

The login capability for the Kings Deer website no longer works. In an effort to resolve the matter, Alchian requested Board approval to change the website company that currently hosts the HOA website. Board approved his request.
 - **LED Transition Project**

Hazuka volunteered to provide the Board a cost benefit analysis associated with this initiative. The results should enable the HOA to decide whether it should convert existing lighting (street and monument lamps) to LED's.
- Hearing Results
 - **19748 Kershaw Court, Lot 55 Highlands filing 1 – dead tree**

Board approved \$50.00 per week if the dead tree is not removed by 14 September. Motion seconded and approved unanimously.

Next Board meeting will be September 21 – 5:30pm, King's Deer Golf Clubhouse.

Snelling moved to adjourn at 7:29PM. Motion seconded and approved unanimously.

Minutes approved August 24, 2017