



Board of Directors Meeting Minutes

5:30pm, September 21, 2017

19255 Royal Troon – King’s Deer Golf Clubhouse

Members Present: Dan Rivers (President), Steven Shurgot (Vice President), Dan Snelling (Asst Treasurer & ACC), James Hazuka (Secretary), Ken Harris (Neighborhood Watch), Randy Wood (Common Areas), Allen Alchian (Consultant)

Members Absent: Lorrie Kresge (Water) (by phone)

Guests: Christopher & Jodie Parr (19647 Guildford Court), Jason Reynolds (19655 Guildford Court), Paul Lundeen (19210 Sixpenny Lane), Matt Dunston, Carissa Stuepfert (19748 Knights Crossing), Derek Araje (18730 Brockenbury Rd), Karl Falk (2028 Stoneleigh Trail)

Meeting brought to order at 5:31PM

GUEST SPEAKER – WATER AUGMENTATION

Matt Dunston - Bent Tree HOA member and their representative to the Great Divide Water Company.

Mr. Dunston outlined the water and augmentation concerns within the Bent Tree subdivision. Their proposed course of action may or may not work for King’s Deer but could be used as a model. Mr. Dunston has worked with a hydrologist and several water attorneys on this water plan for his HOA. Much like Kings Deer, most of the remaining Dawson water is controlled by the Bent Tree developer. His HOA is negotiating to buy all remaining water associated with Bent Tree. The HOA plans to propose to the Water Court that they be allowed to allocate some of that water to Bent Tree residents and retain the rest so as it is not used in the future. They also plan to propose that the retained water held by the HOA be used as a replacement for their current and future water augmentation in a banked form vice a pump and dump process. Bent Tree proposed augmentation plan is unique and has not been decided by a Water Court before, thus it is a test case. Q&A and discussion ensued.

OFFICER REPORTS

President

- Water Purchases Update: Rivers, Alchian and WRC members met, researched and discussed with the Developers and each other the process to present a proposal to the El Paso County Water Courts. The WRC is ready to have the developer file but stated that the climate in the water court has changed since the first time we all requested to buy water. In order to have a successful outcome, augmentation has to be part of selling water. PDWC (King’s Deer developer) is investigating several augmentation plans and had hoped to file this month. Unfortunately Mr. Potter, the developer’s lead for this project, has severe health issues and has been unable to meet with and present his plan. Rivers stated that we are fast approaching a time when we should force the issue and request another individual from PDWC to assist if Mr. Potter is unable.

Secretary

- August 2017 Board minutes: Minutes were approved by email
- Annual Meeting Slides: Hazuka requested the slides from the responsible Directors be sent to him and the HOA Director no later than October 19, 2017. Given the timeline associated with water reporting, exceptions were made for the water report slides.
- Resident Topic for the Annual Meeting: Rivers requested the topic be tabled until the October 19 Board meeting. This will give Board members ample time to assess and formulate some opinions on the topic.
- Status of KD Website Login: The private, login portion of the King's Deer website remains down. The Board authorized Alchian to secure commercial services to get the login portion of the website back up and running. Until this issue is resolved, water meter reading can't be made on the website by residents. There are many other options that are outlined in the letter addressed to residents that will be mailed later in the month.
- Facebook Admin Responsibilities: Stuepfert stated she and Mr. Kuykendall developed the current "rules of engagement" associated with the Kings Deer Facebook account. These were based in part by the directed comments from the Board and the limitations associated with administration of the account. The Board asked that the rules of engagement be prominently displayed for Kings Deer Facebook users. It is the Board's position any items placed on Facebook should be appropriate and affect the entire community. There is no desire to create an open forum as we do not have the administrative manpower to support it. There are other applications residents can use to address that need.
- Replace HOA Attorney: Our present HOA attorney is retiring on Oct 1. Enclosed is a list of possible legal firms that support HOA's like Kings Deer. Alchian and Hazuka volunteered to contact individual firms and provide a shortlist of possible candidates to the Board. Discussion by email regarding proposed firms is requested so the Board members can begin the process of retaining legal representation soon.
- Tally Committee Chairman: A change in an individual Board members schedule forced the Board to request another volunteer for Tally Committee Chairman. Director Harris volunteered to perform as the Tally Committee Chairman. Harris will need several other Kings Deer residents to assist in performing a ballot count for the 2017 HOA Board elections.

Treasurer

- Approval of August financials – Snelling moved to approve August financials. Motion was seconded and approved unanimously.

DIRECTOR/COMMITTEE REPORTS

Common Areas

- Status of Pond Fountain: Wood received a quote to repair the underground electrical line between the electrical two boxes and is waiting for another quote.

Snelling indicated there was adequate funding in the Maintenance budget to accomplish the work. Wood will make a decision to proceed soon.

- Status of Common Area Work: Wood stated that limited progress has been made on the “to do list” compiled by Hazuka and Hassel (KDGC/Landscapes Unlimited) in August. More items on that list must be accomplished before winter sets in. Wood also stated that the HOA contract with KDGC/Landscapes Unlimited has some shortfalls and will need to be reworked before next year. Additionally, Redstone needs to be contacted as their work on the trails is not complete.
- Memorial/Playground Enhancements: Alchian outlined several ideas for the Board that would enhance the playground area as well as offer the community the ability to donate memorials to loved ones. Some include the planting of trees, permanent shade structures, and a sitting wall next to the gazebo. The Board was interested in some of these ideas and requested more information to include estimated costs associated with each. Alchian, Wood and Snelling will do additional research into the cost of providing shade, etc. There will be more discussion regarding this topic during the October 19 Board meeting.

Architectural Control Committee

- Resignation of George Panoncillo from the ACC and as the ACC Chair: Snelling thanked Panoncillo for his service over the years to the ACC and stated a replacement will be discussed at the next ACC meeting.

CEOC

- Alchian said that there were 8 new violations item brought to the Committee. He also asked the Board if they wish to pursue a resolution to require residents to mow their properties a second time during the summer. Currently, HOA members are required to mow their entire properties once by June 30. In addition to appearance, weed control and fire hazard are the driving factor in this proposed change. There was discussion on this proposal but no consensus. The issue may be brought up again at a later date.

Executive Director

- Office will be closed October 16

Executive Session Decision Summary

Execution session 5:31PM to 6:16PM

19160 Lochmere Court, Lot 39 Highlands filing 2, dead trees: Wasson stated that the dead trees on subject property have been removed and recommended that the covenant violation be closed. Board concurred; a motion to this affect was made and seconded. The vote was unanimous.

1648 Lyonsdown Lane, Lot 2 Highlands filing 4, parking: Wasson recommended closure of this violation as the vehicle is no longer parked alongside the driveway. Board concurred; a motion to this affect was made and seconded. The vote was unanimous.

19647 Guildford Court, Lot 67, Highlands filing 5, trespassing: Board decided not to issue a fine for trespassing. The Board did recognize the Parr project disturbed the natural grasses on both properties (Parr and Reynolds) which will undoubtedly lend itself to erosion; and that the adverse effect of the Parr project will need to be addressed as outlined by HOA ACC guidelines.

Executive Session 7:09PM to 7:42PM

2028 Stoneleigh Trail, Lot 28, Highlands filing 5: The Board decided the dead tree on subject property must be removed by October 31, 2017 and not be replaced. If it is not removed by that time, a fine of \$50 per week will be assessed until removal of the tree takes place. A motion to this affect was made and seconded. The vote was unanimous.

Snelling moved to adjourn at 8:42PM. Motion seconded and approved unanimously.

/ signed /

Daniel Rivers, President, King's Deer HOA

/ signed /

James Hazuka, Secretary, King's Deer HOA

Attach:

1. August financials
2. Note from resident for 2017 Annual meeting
3. Key Events leading to 2017 Annual meeting
4. List of possible HOA attorneys
5. New Annual Water Meter readings request letter
6. 9/14/2017 ACC minutes
7. Potential Playground Area Modification hand out