



Board of Directors Agenda
October 19, 2017
5:30PM King's Deer Golf Course Clubhouse

Members Present: Dan Rivers (President), Dan Snelling (ACC & Asst. Treasurer), Lorrie Kresge (Water), Ken Harris (common Areas), Steven Shurgot, Jim Hazuka (Secretary by phone)

Members Absent: Randy Woods (Common Areas)

Meeting brought to order at 5:36pm

Regular meeting brought to order at 5:38PM

President

- **Water Purchase Update**

Rivers stated that he has not had a Water Resource Committee meeting because there has been little progress on the purchasing of water. The inaction was attributed to PDWC (water rights owners) and their inability to address a suitable augmentation plan for the HOA. Rivers suggested the HOA may wish to take a more proactive approach regarding the augmentation issue. The WRC is still within their budget and may need to use the funding to consult the Water Attorney for more information on augmentation plans.

- **Water Meter Reading Report**

Kresge indicated the HOA was approximately half way through collecting water meter readings from residents. As of 19 October, 237 residents have responded to the HOA request for a meter reading. Residents have until COB 31 October to send in their meter readings to the HOA.

Secretary

- **HOA Attorney**

Hazuka reported that on October 6, 2017 by unanimous approval of the Board members the HOA has hired Aaron Goodlock of Orten, Cavanaugh & Holmes as our HOA attorney. The Firm specializes in HOA Law and represents approximately 700 HOA's across the State. Although they have an office in Colorado Springs, the Firm is primarily based in Denver.

- **Proposed Policy Change on the Conduct at King's Deer Meetings**

Board members agreed that an existing HOA policy already has a section that addresses this issue and there is no need for a separate, expanded policy.

- **Approval of September Board Minutes**

Hazuka stated that the September Board minutes were approved by email.

- **Resident Proposed Quiet Hours**

Board received a letter by an HOA member that proposed a quiet hour policy. Highlights of the proposal include limits to construction efforts to specific days and times, as well as limited hours residents could mow their respective lawns. Board members were concerned the proposed policy would have significant impact to construction efforts

which already have a difficult time in completing projects within the timelines established by the ACC. Additionally, the proposal seems to deviate from the County ordinance that focuses on decibel levels vice limiting specific days and times for construction activities. Thirdly, the Board believed the majority of HOA members would not support the limits on mowing. Finally, the proposed policy would be difficult to enforce. Hence, the Board decided not to pursue the proposed new policy. The Board will be prepared to discuss the matter during the Annual Meeting if the issue comes up.

- **2017 Board Elections**

The HOA received 177 ballots for subject election. 160 were required for a quorum thus it was achieved. The Tally Committee represented by Ken Harris, Allen Alchian and Dan Rivers will count the ballots after the 19 October Board meeting. Results of the election will be presented at the annual meeting on 7 November.

- **Annual Meeting**

Draft slides for the 7 November annual meeting will be sent out to Board members soon with an email asking for their review. Hazuka is awaiting a water report slide and WRC slide updates. Board members and Alchian will meet for a dry run on November 3 at 3 pm in the HOA office.

Treasurer

- Approval of September Financials
Snelling moved to approve the September financials. Motion seconded and approved unanimously.

Director/Committee Reports

Common Areas – no report

Architectural Control Committee

- Appointment of new Chairman – Mark Lunsford
Board unanimously approved Lunsford as the Chairman of the ACC.
- Appointment of new Committee Member – Heather Cashman
Board unanimously approved Cashman as a member of the ACC.
- ACC Status Report
Snelling has sent his report via the slides for the annual meeting.

Covenant Enforcement and Oversight Committee

- Committee Status Report
The CEOC reviewed outstanding violations for the current year; trailers were the biggest violation. For the month, the HOA had the following violations identified: 1 parking, 3 signs, 1 trash, 1 dead trees. All were resolved.

WRC – no report

Executive Director

- Annual meeting postcard notice was mailed 10/13/17
- Exterior Lighting

Wasson reported to the Board that there were more resident complaints on bright exterior lights in the subdivision and wanted reconfirmation on HOA guidelines. The Board confirmed that for new construction, the design standards outline exterior lighting requirements. The ACC is required to enforce these standards. If a resident installs a new or different lighting fixture on their homes, the design standards still apply. New installs for existing homes is hard to enforce. The Board hopes residents are considerate to their respective neighbors by ensuring their lights are not intrusive. There are a variety of things that can be done to include replacing current bulbs with lower wattage or frosted bulbs and/or focusing the beam of light onto the ground. The Board did express concerns regarding new technology fixtures that leverage bright LED's that can't be focused downward onto the ground. More research needs to be conducted to determine if a new policy and/or modifications to the design standards are required.

Other:

19629 Royal Troon, Lot 62 Highlands filing 5 – dead tree

Board members approved action that will require the resident to remove the tree by October 31, 2017. If not removed by that date, a fine of \$50 per week will be assessed beginning 1 November.

Snelling moved to adjourn at 6:22PM. Motion was seconded and approved unanimously.

Daniel Rivers, President King's Deer HOA

James Hazuka, Secretary King's Deer HOA

Attach:

1. September financials
2. Conduct of King's Deer Meetings
3. Resident letter suggesting work hour restrictions