



Board of Directors Minutes

November 16, 2017

5:30PM King's Deer Golf Course Clubhouse

Meeting brought to order at 5:30 PM

Members present: James Hazuka, Lorrie Kresge, Stephen Shurgot, Dan Rivers, Randy Wood, Ken Harris

Members absent: Dan Snelling

Guests: Mark Lunsford (ACC Chairman), Allen Alchian (Consultant), Al Walter (2179 White Cliff Way), Jason Reynolds (19655 Guildford Court)

- **Directors Elect Officers for 2018 HOA Board**
Officers were voted by their peers to the following positions: President - Dan Rivers, Vice President - Steve Shurgot, Secretary – James Hazuka, Treasurer - Steve Shurgot
- **Executive Session**
 - **19647 Guildford Court - Neighbor appeal re: ACC determination**
Walter's concerns about subject property centered on three areas: 1) Style and location of the home, 2) the size of the driveway, and 3) inadequate actions by the Architectural Control Committee (ACC) to ensure the construction adhered to the original, approved design plan. Walter's presentation focused almost exclusively on the driveway. He provided photos of the home and driveway taken from his home to underscore the disregard of the owners of the Guildford Court property from their original design that was approved by the ACC. Walter's requested that the Board take two actions: 1) conduct a review of the ACC determination and 2) force the property owner to reduce the size of the driveway to correspond to the original design plan approved by the ACC.

Reynolds was present at the meeting and concurred with Walter's positions and specific requests to the Board. He also stated that the construction at 19647 Guildford Court violated County laws that prohibit interfering with the natural flow of water (drainage). Reynolds stated the construction effort clearly did this which directly impacted his property. He has retained the services of an attorney. Reynolds also suggested the HOA may be culpable.

The Board decided that the HOA present this issue to our Attorney. Rivers, Shurgot, Lunsford & Alchian were selected to be the community's main focal point to discuss the matter with our legal team. Mr. Parr (19647 Guildford Court) received notice by email about the meeting but did not attend.

- 19882 Kershaw Court, Lot 32 Highlands filing 4 – “dirt pile” (Alchian)
Alchian summarized the project and the actions taken to this date.

- **Officer Reports**

- **President – no report**

- **Vice President**

- **Modification to the HOA Meeting Policy**

Shurgot moved to include the following underlined language as a modification of paragraph 2 of the Meeting Policy for King's Deer.

“2. The Meetings will be called to order at the publicized start time if a quorum of directors is present. If a quorum is not present at the start time, the meeting will be called to order as soon as a quorum is present. Electronic transmission including telephone participation is acceptable provided that the remote participant can hear and be heard by all other board members and HOA members in attendance. A board member may not appear by proxy or mail ballot. If a quorum of directors is not established within 15 minutes of the start time, the present board members may, by consensus, cancel the board meeting or adjourn until a later date and time as agreed by the board members, provided notice of the meeting is posted on the HOA web site as described above.”

Motion was seconded and approved unanimously by all those present.

- **Secretary**

- **HOA Attorney - Fixed Fee Assessment Collections vs Shared Risk**

Hazuka stated that much was learned from the recent lien transaction and would prefer to table a decision for a later Board meeting.

- **Approval of October Board Minutes**

Circulated by email and approved

- **Approval of Annual Meeting Minutes**

Circulated by email and approved.

- **Status of Pat Wasson as Director of the HOA**

Hazuka stated that Wasson will remain for another year

- **Identify January Newsletter Topics**

The following topics were agreed to by the Board: Hazuka will write articles on noise and lighting. Walter (CEOC) will write about trash, dead trees, parking. Lunsford will write an article for the ACC. Rivers will address the purchase of additional Water. Wood will address the common areas.

- **Confirm Day/Time of 2018 Board Meetings**

The Board approved moving their next regular meeting to December 7 @ 5:30PM. For the 2018 Board meetings, Rivers moved to approve the third Thursday of each month at 6PM. Motion seconded and approved unanimously.

- **Lighting Policy/Guidance**

In previous Board meetings, there have been some concerns expressed about new style of exterior lighting fixtures and their placement on homes that could potentially represent problems for other residents in Kings Deer. Shurgot volunteered to head a subcommittee to take a look at lighting concerns within Kings Deer. They will look into current design standards, covenants, procedures, and other pertinent things associated with exterior lighting. The subcommittee will recommend possible changes to the board. Other members of this subcommittee include Mark Lunsford, Ken Harris, and Jim Hazuka.

- **Treasurer**

- **Approval of October Financials**

- Shurgot moved to approve. Motion seconded and approved unanimously.

- **Disposition of 2017 Reserve Account and Net Income Gains**

- Board approved depositing \$21,000 into the Reserve Fund unless an unforeseen requirement comes up before the end of the year. The decision on what to do with net income gains was tabled until December's meeting.

- **2018 Financial Priorities – 1) website, 2) water, 3) playground**

- Regarding the Kings Deer website, Alchian stated he has spoken to 2 different companies about fixing the website. The primary issue is the website was developed many years ago and the software used may require a complete re-write with current software tools. A two tier strategy was approved: 1) fix the current login problem and 2) have the website completely updated with current software and security features. Alchian will get back to the Board with recommendations on the way ahead.

Rivers stated that no additional funding for the water initiative is required at this time.

Board decided not to fund capital improvements in the playground area at this time.

- **Committee Reports**

- **Common Areas** (held for Dec meeting)

- Status of current maintenance contract

- **Architectural Control Committee** (held for Dec meeting)

- ACC Status Report
 - Quiet hour design standard for construction efforts

- **Covenant Enforcement and Oversight Committee** (held for Dec Meeting)

- Committee Status Report

- **Water**

- Unreported meter readings - fine recommendations

- A motion was proposed to fine homeowners \$100 and \$50.00 per week there after if meter readings are not received on or before November 29. Motion seconded and approved unanimously.

- **Water Resource Committee** (held for Dec Meeting)
 - Summary of discussion with Water Attorney; way ahead
- **Executive Director**
 - Office closings – 23/24 Nov; 1 Dec; 25 Dec thru 1 Jan

Hazuka moved to adjourn at 7:49PM. Motion seconded and approved unanimously.

/ signed /

Daniel Rivers, President King's Deer HOA

/ signed /

James Hazuka, Secretary King's Deer HOA

Attach:

- October financials
- Engagement Agreement (Orten Cavanaugh & Holmes, LLC)
- 2010 Meeting Policy
- Guidelines for Good Exterior Lighting Plans
- Guildford Court information packet