



### Board of Directors Minutes

February 15, 2018 (King's Deer Golf Clubhouse 6PM)

Members Present: Dan Rivers (President), Dan Snelling (ACC), Lorrie Kresge (Water), Steve Shurgot (Treasurer), James Hazuka (by phone, Secretary), Randy Wood (Common Areas), Allen Alchian (Consultant)

Members Absent: Ken Harris (Neighborhood Watch)

Others Present: Al Walter (2179 White Cliff Way), Jason Reynolds (19655 Guildford Court), E Sandberg (19055 Archers Drive), Pat Wasson (HOA Executive Director)

Meeting brought to order in executive session at 6:00PM.

Regular meeting brought to order at 7:20PM

#### I. President's Report

##### 1. King's Deer Water Augmentation Study

Rivers stated that there seems to be some progress being made by PDWC on an augmentation solution for the Kings Deer community. Petrock & Fendel (Lawyers for PDWC) have identified wells upstream of the point of confluence of Dirty Woman Creek and Monument Creek that could be used for augmentation. Additionally, Hank Worley, the HOA Water Attorney is retiring and recommended two other attorneys for review. John Cyran of Hoskin, Farina & Kampf, PC was approved unanimously by the Board as Mr. Worley's replacement.

#### II. Vice President

##### 1. Lighting policy - no update

#### III. Secretary's Report

##### 1. Status of website login

The login problem associated with the Kings Deer Website has been resolved as of 1/30/18. Alchian will have recommendations and cost estimates for updating the entire website with new software and to provide maintenance for the full website by the next meeting.

##### 2. January 2018 minutes were unanimously approved by email.

3. There is some interest in the community for a Pit Bull ban for Kings Deer. Many cities (i.e., Colorado Springs, Castle Rock, Denver) have Pit Bull bans to protect residents. Hazuka recommended the CEOC look into if and how Kings Deer might implement such a ban. Hazuka offered a motion for the CEOC to take the lead on this issue for the HOA. The motion was not seconded thus it failed. Board members Snelling and Shurgot volunteered to take the lead on this issue and present their recommendations to the Board in an upcoming meeting.

#### IV. Treasurer's Report

1. January 2018 financials. – Snelling moved to approve. Motion seconded and approved unanimously.

2. Update on 2018 paid assessments – 22 residents still have not paid 2018 annual assessment. All 22 residents have been assessed fines.

##### 3. NEPCO –Tri-Lakes Rural Transportation Authority

NEPCO is looking for a volunteer to serve on the Tri-Lakes Rural Transportation Authority. Shurgot is currently the HOA's representative to NEPCO and did not have time to serve in this additional capacity

V. Director's Report

A. Architectural Control Committee

1. Snelling reported that since the last Board meeting the committee has responded to 4 new construction plans, 1 detached garage and a new member.

B. Common Areas

1. Wood is still researching the broken Playground equipment. The company that Wood identified to purchase the broken part recommends replacing the whole thing. He spoke with another company about just replacing the part. They too recommended replacing the whole item.
2. Wood also met with Mark Hassell, Golf Course Superintendent and discussed some of the wording in the present contract. Wood is pursuing a new contract for 2018 with desired changes by the end of March 2018. The monetary amount would remain the same. Also, received trails quote from Jay Benson at Redstone if/when trail rebuild needed.
3. Changes to Kings Deer entrance monuments will occur over the next quarter. Some will receive new mulch and trees/plantings in the spring. There are some lighting issues with some of the existing light fixtures. Wood will be securing an electrician to address these problems.

C. Neighborhood Watch status

Wood said that the new El Paso County Sheriff's neighborhood watch coordinator would like a background check on all Block Captains. Our block captains responded that they do not feel it is necessary to provide their personal information, and the Board agreed.

D. HOA Director's Report

1. HOA office closed February 19 for Presidents Day
2. Vacation – HOA office will be closed April 2 through April 6, 2018
3. DOT representative stopped by the HOA office and stated that they wanted to update our street signs. The Roller Coaster signs will be the largest at 8"X48". Other intersection signs will be 8"X 12". Additionally, speed limit and stop signs will be changed as well. Neighborhood speed limit signs will be increased to 30MPH instead of 25MPH. The DOT representative will compile a list of street signs to be replaced and provide a sample for the April Board meeting.

VI. Other

- A. 19647 Guildford Court, Lot 67 Highlands filing 5, appeal December Board action regarding driveway. Board decided no further action was required.
- B. 19055 Archers Drive, Lot 17 Classic filing 6, dog issue – The Board unanimously voted to demand that all the dogs in residence at 19055 Archers Drive be removed by March 15, 2018 and that the owner certify in writing to the Board by that date that the dogs have, in fact, been removed and will not be reintroduced to the property.
- C. 2014 Stoneleigh Trail, Lot 28 Highlands filing 5, Lighting. Board approved sending a letter asking the residents to turn off the light until the fixture is adjusted or shielded to stop the nuisance to it's neighbors.
- D. 1336 Chapel Royal Court, Lot 48 Highlands filing 1 - Trees vs Peak View. This issue was tabled until the Board can meet with both parties at the April Board meeting.

- E. 19882 Kershaw Court, Lot 32 Highlands filing 4, construction project. Board decided not to change the current direction of the Board.

Hazuka moved to adjourn at 8:37PM. Motion seconded and approved unanimously.

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Daniel Rivers, President King's Deer HOA

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James Hazuka, Secretary King's Deer HOA

Attach:

1. January financials
2. Copy of Appeal of Board of Directors decision 19647 Guildford Court