



Board of Directors Minutes
July 19, 2018 (King's Deer Golf Clubhouse 6PM)

Members Present: Steve Shurgot (Acting Chairman, VP & Asst. Treasurer), Jim Hazuka (Secretary), Dan Snelling (Architectural Control Committee), Lorrie Kresge (Water), Ken Harris (Neighborhood Watch), Randy Wood (Common Areas)

Members Absent: Dan Rivers (President)

Meeting brought to order at 6:03
Shurgot called meeting to order

I. President's Report

1. Website Update

Our current HOA website was developed many years ago and has support concerns. In 2017, the login portion of the website stopped working. The HOA funded an effort to re-write the login software which was successfully implemented earlier this year. The Board asked Alchian to spearhead an effort to select a company to address shortfalls associated with the rest of the website. The company CyberBasement was selected. The funding associated with this work was brought up during the June meeting, but no decision was made. At that time, Rivers asked members to study the package offered by Alchian so that a decision could be made during the July meeting. During the July Board meeting, there was discussion about making several changes to the current proposal. Some of those include: moving the change log under a menu option, all announcements on the home page should be captured through a revolving screen, and changes are needed to water reporting backend spreadsheet. Snelling moved to adopt the proposal contingent on the possibility of making future changes to modernize the site as indicated above. Alchian will engage the CyberBasement on these new requirements. Motion seconded and approved unanimously.

2. Water Purchase Update

Rivers had a meeting with Bart Atkinson who is representing Palmer Divide Water Company (PDWC). PDWC has apparently negotiated two augmentation options for Kings Deer. A decision is expected in August. PDWC hopes to have a deal formalized within a month or two and will then draft an application for Water Court approval. A draft of this application will be provided to our HOA Attorney John Cyran for review. PDWC may also offer pre-sales to our home owners if they can work out a deal with Woodmoor Water on a small technical issue, which they expect to resolve. Thus, it now appears that things may be working toward a resolution this fall.

II. Vice President - no report

III. Secretary's Report

1. June 2018 Board minutes have been approved by email
2. There was discussion on the election procedures, restricting the candidate nominations to a period specified in the Call for Nominations and Agenda letter. Hazuka moved to approve letter as written, except for changing the end date for nominations. Motion seconded and approved; Kresge opposed.
3. The Board set the period of nominations for Aug 1 through COB, August 31. The Call for Nominations and Agenda letter will be sent to residents in July outlining the nomination process. Nominations for the Board must be Kings Deer HOA members.

The balloting period for the 2018 Board elections is September 17 through COB, October 17. Dan Snelling volunteered to be the Chair of the nominating committee. Allen Alchian volunteered to assist.

4. The Board also set the Annual Meeting Date of Record COB September 7, thus new HOA members after this date will not receive a ballot for the 2018 election.

IV. Treasurer's Report

1. June 2018 Financials

Wood moved to approve the financials. Motion seconded and approved unanimously.

2. Review 2019 Budget tabled for review by email

V. Director's Report

A. Architectural Control Committee

1. Status Report

Snelling stated that the Architectural Control Committee (ACC) has 25 new construction projects that the members are monitoring. There are approximately 480 properties with homes and/or in the process of building a home. ACC members voted to move the meeting from July 26 to August 2 because of a lack of quorum.

2. 19882 Kershaw Court Update ("The Big Dig")

On July 11, activity was observed on the property. The hole has been filled in and some grading on the property has occurred consistent with restoration of the property elevation. As a result, the ACC recommended to the Board of Directors that the HOA suspend the daily fine. The Board concurred. Snelling asked the Board to have the HOA Attorney engage the property owner to determine their future intentions regarding the property. The Board concurred with this recommendation and asked Alchian to address this issue with the Attorney.

B. Common Areas

1. Wood stated that the main entry at Archers drive has been updated to LED light fixtures. He indicated that the common area budget would require additional funding to address the remaining lighting issues at our entry ways. The Board asked that he outline this request in an email to all Directors and asked the Treasurer to identify a potential source for this additional requirement.
2. There was significant discussion regarding the pond fountain. It has not worked reliably for several years and there is no money in the common area budget to replace it. The Board decided to push this issue off until next year. The four bubblers are still working which is essential for the health of the pond.
3. The Beaver that resided in the pond was captured and relocated. The cost associated with this effort was an unplanned expenditure for the common area budget.

C. Neighborhood Watch

Wood stated that Kuykendall spoke with the EL Paso County Sheriff about the requirement by the county coordinator for background checks on our volunteers. Kuykendall said that the Sheriff was unaware of this requirement and will discuss it with the coordinator. Harris was asked to validate the distribution list and distribute the latest county newsletter which is available online at a county website.

D. Manager's Report

1. Month of July – Office closures July 20, 23, 27 and 30th

2. Mowing deadline & possible fines
There are 5 unmowed lots in Classic; 34 in Highlands. Board approved a \$50.00 per week fine starting August 5 if properties are not mowed in their entirety by August 4.
3. Community Association Institute (CAI) Law Day, August 14 (Tuesday). Wasson has registered for this as it will provide 6 credits of the 8 needed to retain the Manager's license.

Snelling moved to adjourn at 7:43PM. Motion seconded and approved unanimously.

/ signed /

Daniel Rivers, President King's Deer HOA

/ signed /

James Hazuka, Secretary King's Deer HOA

Attach:

1. Events and Key Dates leading to annual meeting
2. P & L for June
3. Member Balance detail
4. Call for Nominations letter