



Board of Directors Minutes
September 20, 2018 (King's Deer Golf Clubhouse 6PM)

Members Present: James Hazuka (Secretary), Steven Shurgot (VP & Asst. Treasurer), Lorrie Kresge (Water), Dan Rivers (President), Dan Snelling (ACC), Randy Wood (Common Areas)

Members Absent: Ken Harris (Neighborhood Watch)

Guests: Allen Alchian, Vern Kuykendall, Steve Kittle

Meeting brought to order at 6PM in executive session.
Regular meeting brought to order at 6:19PM.

I. President's Report

1. Preparation for the 2018 Elections and Annual Meeting
 - a. Ballot mail out for the 2018 election is complete.
 - b. Deadline to receive agenda items from residents for the annual meeting (13 November) has ended. No agenda items were received. Residents who attend the annual meeting can bring up issues at the end of the presentation.
 - c. The Board appointed tally committee members to count received ballots for the 2018 election. Dan Snelling, Allen Alchian and Steven Shurgot volunteered to serve in this capacity.
 - d. The HOA Director will mail the annual water meter reading notice on 28 September. The official notice of the 2018 annual meeting (postcard) will be mailed out on 8 October. The 2019 budget is posted on the website.
2. Water Purchase Update – PDWC continues to engage other entities to provide the King's Deer HOA with alternative sources for augmentation. Rivers will continue to monitor and represent the HOA in an effort to facilitate this issue.
3. Resident Request Concerning Varmint Control - the Board received a request by a homeowner who wished to use a pellet gun to eradicate varmints on his property. It was determined that covenant #18, Nuisance, provided adequate guidance on this topic. The HOA Director was asked to refer this covenant to the enquiring owner.
4. King's Deer Facebook Page – There was discussion on recent posts by members that advertised businesses. The Board reiterated that the King's Deer Facebook page is to be used to disseminate official and social HOA information. Sales or business advertisements are not allowed on the page and will be taken off by Facebook administrators.

II. Vice President – No report

III. Secretary's Report

1. August 2018 Board minutes were approved by email
2. 2018 Election Board Member Nominations – There are four Board seats available in the 2018 election. A letter was sent out to the community requesting residents who wish to be considered as potential board members. The HOA received four names. Ken Harris, James Hazuka, Dan Rivers and Jan Sievert are the nominees for this year's election. All are members of good standing with the HOA.

3. September Newsletter – The new September 2018 newsletter has been posted to the website. For residents who requested a hard copy of the newsletter, one will be sent through the US Postal Service.
4. Annual Meeting PowerPoint Presentation - Hazuka will send out last year's presentation for reference next week. Presenting Board members have several weeks to update their portion of the presentation and return it to Hazuka for consolidation.
5. Noxious Weeds – Many homeowners in King's Deer have received notices from El Paso County identifying noxious weeds on their land. These onsite inspections are handled directly through the county. The Board recommends that residents take these notices seriously and comply with the actions outlined in the letter.

IV. Treasurer's Report

1. August 2018 Financials - Snelling moved to approve. Motion seconded and approved unanimously.
2. 2019 Budget was reviewed and approved by email (9/4/2018)

V. Director's Report

A. Architectural Control Committee

1. Status Report – Kuykendall stated that there are 39 active projects in the community. He noted that there is one (1) new construction project that may have an encroachment problem.
2. 19882 Kershaw Court Update ("The Big Dig") – Kuykendall informed the Board members that the Court ruled in the King's Deer HOA's favor. The HOA attorney notified the property owners of the Courts decision, and there has been no response by them. A lien has been placed on the property and we are authorized to proceed with putting the property back to its original elevations and reseed. Kuykendall requested Board approval to conduct an audit of the legal fees associated with this property. He also requested approval to engage with the HOA attorney about the disposition of submittal and compliance fees received from the property owners for a new construction project. The ACC cannot proceed with the application process as they are not members in good standing with the HOA. The Board unanimously approved both requests.

B. Common Areas – Randy Wood reported

1. Monument lighting has been upgraded at most entrances. Snelling indicated that the lights associated with the Roller Coaster Road entrance are not working properly. Wood will check that lighting and ask the contractor to readdress the issue.
2. Wood will remove the pond fountain permanently as approved by the Board at its August meeting. The four bubblers will be kept to minimize algae growth. Landscapes Unlimited will be asked to shock the pond with a chemical agent to address the current algae growth.
3. Wood has walked some of the trails in the development and found areas that are washed out. Additionally, there were several culverts that are in need of repair. The culvert damage was caused by a contractor vehicle working that job site. Shurgot stated that the trail close to the pond gazebo had some erosion concerns.

C. Neighborhood Watch

Status of the Program – Kuykendall spoke with the El Paso County Sheriff about his requirement for background checks for Block Captains. The Sheriff indicated he has no intentions to change this requirement thus the Board unanimously agreed to start our

own Neighborhood Watch program. We plan to leverage the content associated with the Sheriff's website regarding crime activity. Harris and his wife Linda are co-leads for the King's Deer program.

- D. Manager's Report
September 26 and 27 HOA office closed

VI. Other

Take Action El Paso County – Guest Steve Kittle provided a short presentation on this issue during the executive session. Following the executive session, the Board approved Hazuka to engage the HOA attorney to address the Board's concerns.

Snelling moved to adjourn at 7:33PM. Motion seconded and approved unanimously.

/ signed /

Daniel Rivers, President King's Deer HOA

/ signed /

James Hazuka, Secretary King's Deer HOA

Attach:

1. Events & Key Dates to Annual Meeting
2. Member Balance Detail
3. Email draft letter 19882 Kershaw Court