



King's Deer Annual Meeting Minutes
November 13, 2018
(7:00PM 19255 Royal Troon Golf Clubhouse)

HOA Members Present: 33

Meeting started at 7:00PM

Agenda: Introductions, Election Results, Director and Committee Reports, Open Discussion, and Adjournment

A. Introductions: HOA Board member's that were present were introduced by Steve Shurgot, Vice President of the HOA Board. They are as follows: Steve Shurgot (Vice President, Treasury), James Hazuka (Secretary), Lorrie Kresge (Water), Randy Wood (Common Area Maintenance), Dan Snelling (ACC), Ken Harris (Neighborhood Watch); Steve Shurgot also introduced Allen Alchian (Board Advisor), Vern Kuykendall (ACC), Pat Wasson (Director), and the HOA Attorney Aaron Goodlock. The HOA President (Dan Rivers) was absent because of a family emergency.

B. Election Results: The election results were presented by Steve Shurgot. There were 183 ballots received from Kings Deer land owners. 160 were required for a quorum; that was achieved. Elected Board members for the 2019 Board were Dan Rivers, Jim Hazuka, Jan Sievert, and Ken Harris. Rounding out the 2019 Board is Steve Shurgot, Lorrie Kresge, and Randy Wood.

C. Director and Committee Reports:

- The Financial Report was presented by Steve Shurgot. Financials for the HOA are solid. Projected total income for year 2018 is \$228,000. Projected expenses are \$227,000. That leaves approximately \$1,000 remaining. Income was higher than planned because of increases in property turnover, fees and fines. Expenses were higher than planned because of increase of work in common areas and modernization of the Kings Deer website. The Reserve Fund currently has \$246,237. The 2019 budget as approved by the Board, will be \$181,350. Estimated expenses will be \$161,000. Plan Reserve Allocation for 2019 is \$21,350. The Balance Sheet as of September 30, 2018 shows the HOA in a strong financial position, with total assets of \$488,156 versus liabilities at \$226,068.
- The Architectural Control Committee slides were presented by Dan Snelling. Currently there are 53 active projects, 31 of which are new home construction projects. The remaining activities are associated with landscaping, detached garages, home additions, and miscellaneous projects.
- Common Area Maintenance was presented by Randy Wood who summarized the completed projects in 2018 to improve the developments common areas. They include: entrances cleaned up and LED lighting installed, new playground equipment, and pond and trail maintenance.
- Neighborhood Watch was presented by Ken Harris who provided insight into the program. Ken emphasized that he needs more Block Captain volunteers.
- Covenant Enforcement Oversight Committee was presented by Allen Alchian. The total number of violations for the 12 month period ending 30 Sep 2017 was 31. This number represented a significant decrease from the previous year. Vehicle parking and trailers were the predominant violations.
- The 2018 Water Report was presented by Lorrie Kresge. In 2018, approximately 22% of wells within Kings Deer exceeded their water allocation. Lorrie also offered ways residents can reduce water usage.

- The Water Resource Committee (WRC) was presented by Jim Hazuka. Although the Board signed an agreement with the owners of water rights (Palmer Divide Water Company (PDWC)) over a year ago, progress continues to be slow. The primary reason has been the difficulty of defining a viable augmentation plan for the additional water. There is an important meeting in November that will hopefully outline a way ahead for augmentation that will address Kings Deer needs. Bottom-line, enabling Kings Deer residents to buy additional water rights is a top priority for the Kings Deer Board.

D. Discussion:

- There were a number of questions brought up during the meeting and the discussion period. Most focused on the new water situation. To keep up with the latest information regarding the status of the water effort, members were asked to read the newsletter and make sure that the HOA Director has their correct email.

E. Adjournment: 8:30 PM

/ signed /

Dan Rivers, President King's Deer HOA

/ signed /

James Hazuka, Secretary King's Deer HOA