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Board of Directors Minutes

January 17, 2019 (King's Deer Golf Clubhouse 6PM)

Members Present: Dan Rivers (President), Lorrie Kresge (Treasurer & Water), Ken Harris (6:07PM, NW), Steve Shurgot (VP left at 7:45PM), Jan Sievert (Director at Large), Randy Wood (Common Areas), James Hazuka (Secretary) by phone

Meeting brought to order at 6:00PM

Executive Session started at 6:01PM and adjourned at 7:40PM

Regular session brought to order at 7:41PM

Guests: Allan Sandberg (19055 Archers Drive), Allen Alchian (Consultant), Patricia A Wasson (Executive Director)

- I. President - Water Purchase Update – Rivers discussed the latest progress by PDWC on the water purchase initiative. The cornerstone to the proposed initiative is a solution to water augmentation. There has been some progress associated with the augmentation planning. PDWC is drafting an application to the water court to sell additional water to King's Deer owners who wish to buy. The King's Deer Water Resource Committee will review the application prior to submittal to the water court and will make recommendations to the Board. Also, Rivers will get a bid from Lytle Water Solutions, LLC to update the section of its 2013 report dealing with options for augmentation.
- II. Vice President – Shurgot recommended the Board table discussions associated with the HOA's parking policy until February meeting. Board members unanimously agreed.
- III. Secretary's Report
 1. December 2018 Board minutes were approved via email
 2. Status of New Website – Alchian stated that the software associated with the HOA website is complete. He is currently testing the website. If no real issues present themselves through his testing, Alchian believes the King's Deer website should go live next week. As a reminder, the software update was to bring the website up to a supportable level. Residents will not see any changes in appearance or use. There are ongoing discussions to improve the security filters and transform the look of the website in a separate 2019 initiative.
 3. Housing Policy Update – Sievert suggested the Board consider adding the restriction of growing marijuana to the draft Housing Policy. At least one other subdivision within the Tri Lakes region has done this. After some discussion, the Board decided to leave the verbiage "as is". A draft of the proposed Housing Policy will be featured in the January newsletter.
 4. Executive Director Update – the HOA office has received one unsolicited resume but has not at this time advertised the position. Hazuka will send out the Directors job description to all Board members and begin advertising the position in the coming months.

IV. Treasurer's Report

1. December 2018 Financials – motion was made to accept the December financials. The motion was seconded and approved.
2. 2019 Budget – Kresge explained some of the changes in the 2019 budget. There was discussion regarding a monthly expense associated with website maintenance for the year. Kresge and Alchian will work together to resolve the matter.

V. Director's Report

A. Architectural Control Committee

1. Status Report – Alchian said that the ACC approved one new house project at the January 10 meeting. The property owner of the house under construction on Lochmere reported that they fired their builder and will be taking the builder to court; this may impact the progress of other King's Deer homes currently under construction by that builder.
2. 19882 Kershaw Court Update ("The Big Dig") The HOA has contract to re-grade the lot. The work will be done after the end of winter.

B. Common Areas – A King's Deer monument light is flickering at Kershaw and County Line. A new light is on order and will be fixed as soon as it arrives. Additionally, a Montcombe Drive light pole has been replaced.

C. Neighborhood Watch – Harris had a conversation with Brent Ambeuhl who is the Crime Watch Coordinator for the El Paso County Sheriff's Office. He would like Mr. Ambeuhl to speak to the Board at the next meeting. That request was approved.

D. Water – Kresge has submitted the 2018 King's Deer Water Report. As of this writing, 5 home owners have not reported their Water usage readings for 2018.

E. Manager's Report

1. Wasson attended the CAI Luncheon on January 8
2. HOA office closed for MLK Day
3. There are 88 outstanding payments of the 2019 assessment. Residents who have not paid their assessments by the end of January will be fined.

Other

1. Resident appeal – 19055 Archers Drive
The Property Owner was present and requested a suspension and vacation of all fines associated with a dog charging a King's Deer resident on the trail on his property. The Board decided to reduce the amount owed to \$1,621, which equals the legal fees plus the initial \$1,000 fine, waiving four weeks of weekly fines.
2. Grandwood letter –Subject letter offers \$50,000 for a small amount of non-tributary King's Deer water not needed by the HOA. The Board will research how

much water the HOA owns before replying. Rivers recused himself from a decision as he has a conflict of interest.

Kresge moved to adjourn at 8:30PM. Motion seconded and approved unanimously.