

King's Deer HOA Minutes

December 3, 2003

Members Present: Gene Ladd, Chuck Hoffmann, Bob Bimm, Mary Fortey, Dan Rivers
Members Absent: Tony Aguero, Dan Potter
Other Present: David Hamilton-Smith, Mike Manning (T-Mobile)

1. Bimm opened the meeting at 7:05 pm.
2. Bimm introduced Mike Manning from T-Mobile, which wants to bring service to Kings Deer by putting in a “stealth” cellular phone antenna. KD is unique since it is almost 100% single family dwellings, making it harder to put in such an antenna. Best site is the Prairie Winds Elementary School, second best is the Golf Course Club House. Mike feels a 60’ “stealth” flagpole near the school is the best choice. The purpose of his presentation was to be proactive, to inform the KD HOA in order to solicit mitigation inputs for incorporation into the antenna design. The Board agreed to put an item in the newsletter. The plans must be approved by the County Planning Commission and the County Board of Commissioners, so there will be other opportunities for public input.
3. Minutes from the November 18, Annual Meeting were unanimously approved.
4. Board membership. The new Board is constituted with the following members:
 - 4.1. Two years to go: Potter, Fortey, Hoffmann.
 - 4.2. One year to go: Ladd, Rivers, Aguero, Bimm.
5. Webmaster for the KD HOA website. Rivers moved and Ladd seconded that Bimm be the 2004 Webmaster. Vote: Unanimous.
6. Board organization.
 - 6.1. Rivers moved and Fortey seconded that Bimm be President. Vote: Unanimous.
 - 6.2. Ladd moved and Hoffmann seconded that Rivers be Vice President. Vote: Unanimous.
 - 6.3. Bimm moved and Hoffmann seconded that Fortey be Treasurer. Vote: Unanimous.
 - 6.4. Hoffmann moved and Bimm seconded that Ladd be Secretary. Vote: Unanimous.
7. Committees.
 - 7.1. Maintenance & Landscaping Committee (“M&L”). Bimm moved and Ladd seconded that Aguero be Chairman. Vote: Unanimous. Bimm noted that Bob Morgan has volunteered to be on the M&L.
 - 7.2. Covenant Enforcement Committee (“CEC”). Bimm moved and Rivers seconded that Hoffman be Chairman. Vote: Unanimous. Possible CEC members include Dan Potter and Al Alchian.
 - 7.3. Architectural Control Committee (“ACC”). Fortey moved and Ladd seconded that Bimm and Rivers be Co-Chairmen specializing in Highlands and Classic covenants, respectively. Vote: Unanimous. Ladd is willing to stay on the ACC. Dan will ask Jeff Wetjen to continue to serve. More members will be added.
 - 7.4. Social Committee (“SC”). The SC will also have responsibility for garage sales. Bimm moved and Fortey seconded that Potter be Chairman. Vote: Unanimous.
 - 7.5. Board approval. Chairmen of the above committees were requested to bring names of additional members to the next meeting for Board approval.

8. Budget for 2004. Hamilton-Smith will assist Fortey with the task of drawing up a final KD HOA budget for 2004.
9. Dues for 2004. Fortey moved and Hoffmann seconded that the dues to be billed for 2004 be set at \$165. Vote: Unanimous. The Board expects to keep the dues at this level for 2004, 2005, and 2006. Each of the members of the Board is exempt from the payment of dues for at most one lot.
10. Newsletter. Fortey moved and Ladd seconded that Glenn Scott be requested to be the Editor of the Kings Deer News newsletter. Vote: Unanimous.
11. RFPs. Bimm moved and Rivers seconded that the text of the two RFPs (for [1] common areas and lot mowing, and [2] for maintenance of the playing field and pond) be approved as modified. Vote: Unanimous.
12. NEPCO. The Board agreed that Bimm should consult with Glenn Scott on KD HOA representation on the NEPCO board.
13. Insurance. The Board asked Fortey to consolidate all insurance policies following the merger of Classic and Highlands.
14. Meeting adjourned at 9:20 pm.

Respectfully submitted,
Dan Rivers, Vice President