

**KING'S DEER HOMEOWNERS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
AUGUST 25, 1997**

**MINUTES**

The meeting was called to order by Dan Potter. Dan introduced Brent Hawker, Paul Thompson, Lenard Rieth and Mary Fortey.

Dan updated the homeowners on the success of the Parade of Homes. King's Deer's second Parade of Homes was truly a success. New attendance records were set and all houses are sold. Dan also thanked all the homeowners for their patience during this heavy traffic time.

The golf course was the next item on the agenda. Negotiations are still progressing with golf course developers and Dan was hopeful that an agreement could be reached soon. Also, they are continuing to hope to include additional amenities such as swimming pool, tennis court and playgrounds.

Dan thanked Leslie Boehm and Nancy Delhoussey for their hard work in creating the King's Deer telephone directory. Be sure and get your copy at the sign in table. Also he wants to thank all of the homeowners for promoting King's Deer. Two additional lots have been sold because of the efforts of Tony LaPorta and Nancy Liguori and they both were presented with check for \$1000 each.

All should have picked up the minutes of our last meeting on the sign in table. A motion was accepted and seconded to accept these as official minutes.

Dan introduced Lenard to discuss the increase in the number of Board Members. Lenard explained the procedure and nominations were accepted from the floor. Nominations were Carol Kaliamos, Ed Tomlinson, George Barker, and Mike McIntyre. Voting was done by ballot with Lenard counting the ballots. The new board members are Carol Kaliamos and Ed Tomlinson.

The next items covered were the Pond, gazebo, extension of the path and the new lights. The pond is not being filled at the moment because of some problems, but those have been solved and we should start filling the pond again soon. Also we are looking at plans now for a proposed gazebo which would be placed on the little island in the pond. This could be used for picnics and get togethers. The extension of the jogging path around the pond has also been started and should be completed before fall. The new street lights are in but without power as of yet. Mountain View Electric will light them up as soon as we can get on their schedule. Also, the discussion came around to (regulatory street signs. Dan reiterated that Three Crown has repeatedly requested regulatory signs but so far DOT is not responding. We paid and put up our own stop signs and have met with DOT as to placement of signs but so far have not had much luck in convincing them to put up speed signs. Dan suggested homeowners call DOT and complain!

Dan next introduced Paul Thompson who discussed the proposed multi use field and the tree farm. The proposed multi use field would be located in the new filing and would include soccer field, softball fields and probably a play ground. The tree farm is currently on the far east of the property and has approximately 22,000 tree in it. These trees will eventually all be used in King's Deer.

Agenda item number 8 covered the covenants and the most abused items thereunder. The first problem item in the covenants is the fencing. Homeowners must submit their plans before installing any fencing. Certain fencing must be screened from all roads and all neighbors view. The ACC is not difficult to work with, please submit your plans! The next problem area is dog runs. Chain link dog runs are not allowed. We have several temporary ones in the community at the moment, but again plans must be submitted for a permanent structure! The final problem area is

Dan also discussed porcupines! The problems with porcupines is that they eat tree bark, especially on newly transplanted trees. Dan has already had a hunt and may have to organize another one if additional evidence is seen that they're back. Also, the subject of thistles was broached and how if everyone would help we could keep this pesty plant at bay. Mowing them, spraying them and chopping them down all works and Carol Kaliamos mentioned that salt and vinegar also works!

Dan then introduced Mary Fortey to cover the financial statement. The account currently has \$30,481.95 in it of which \$15,300 belongs to the trust fund. She explained how the money is accounted for and what bills are currently being paid.

Dan then introduced Brent Hawker to discuss a proposed dues increase and why we need it. Brent went over the covenants where it allows for increases but it was discovered that the time has passed for a dues increase of more than 10% without an addendum to the covenants. It was thereby decided that an addendum would need to be drafted and sent to all homeowners for their signatures so we can raise the dues to \$150.00. The dues increase is needed because of the additional maintenance that will be required for the new electric light posts, the jogging trail and maybe security.

Paul then introduced the subject of security. Woodmoor Security Force may be able to include King's Deer in their security area. He then introduced Jerry Kenney, chief of the Woodmoor Security Force and Earl VanSickle, Director of Public Safety for the Woodmoor Improvement Association. Chief Kenney talked about what they do presently in Woodmoor. They parole with one office in the evening currently and they would hope that with the additional income from King's Deer they would be able to have 2 officers on call. They currently respond to all calls, they provide security for vacant homes and for vacationing residents, and they provide a presence in the community. Mr. VanSickle discussed how vital the Security Force is to the Woodmoor community, how they disuade