

# King's Deer Highlands HOA Minutes

July 12, 2004

Members Present: Bob Bimm, Mary Fortey, Chuck Hoffmann, Dan Rivers, James Van Camp

Members Absent: Tony Aguero, Dan Potter

Other Present: Allen Alchian, Andy Kunz, Dan & Carol McNamara

1. The meeting was called to order by Rivers at 7:02 pm.
2. Covenant Appeal. Andy Kunz of 19470 Kirshaw Court appealed a violation for parking his van at his house. He uses it on a daily basis and offered to screen it from view. Following discussion of alternatives, Hoffmann introduced and Rivers seconded a motion to give Mr. Kunz 90 days to resolve the issue. Vote: Unanimous.
3. Covenant Appeal. Dan & Carol McNamara of 19165 Lochmere Court appealed a violation for installing a fence without ACC approval and in violation of the covenants. They put in the fence to keep golfers from driving their carts onto their lot to retrieve golf balls. Bimm moved and Hoffmann seconded to take the following three actions:
  - ◆ Bimm to discuss the issue with Eric Becker of the King's Deer Golf Club.
  - ◆ The ACC will seek a uniform solution potentially applicable to all lots bordering the golf course. The favored solution is to ask the Golf Club to put in rocks on the boundaries of applicable lots to discourage the passage of carts.
  - ◆ The McNamaras must remove the fence.Vote: Unanimous.
4. Covenant Appeal. Bob Hoffman of 18025 Archers Drive had sent a letter to the HOA objecting to being fined for parking his cars outside. Mr. Hoffman was not present at the meeting. The Board took no action as no fines have been imposed.
5. Covenant Appeal. Fortey read a letter from Stephen J. Anderson of 2115 Trenholme Drive asking for a variance to allow a red plastic snow fence and to install a 39" satellite dish. Fortey moved and Van Camp seconded to disallow the snow fence variance. Vote: Unanimous. Rivers introduced and Van Camp seconded a motion to ask the ACC to adopt a guideline on dishes to include the following in addition to present covenant provisions:
  - ◆ Placement to be low, generally no higher than 12' above the ground.
  - ◆ Dishes to be screened or unobtrusively located.
  - ◆ All dishes and their placements to be approved by the ACC in advance.Vote: Unanimous.
6. Treasurer's Report. Treasurer Fortey stated that the HOA General Fund has \$116,894 on hand. The pond reconstruction has begun, and the HOA has paid \$14,500 to date. A detailed, one-page report was reviewed and discussed by the Board.
7. ACC Report. Chairman Bimm stated that he had decided to relinquish his position in order to concentrate on the HOA presidency, but that he would like to continue serving on the committee. Rivers nominated Allen Alchian to replace Bimm as chairman, Hoffmann

seconded the nomination, and there were no other nominations. Vote to install Alchian as Chairman of the ACC: Unanimous.

8. CEC Report. Chairman Hoffmann discussed the dead tree and thistle problems. Bimm introduced and Van Camp seconded a motion to take the following actions:
  - ◆ All affected lots to be identified by Bimm and Hoffmann.
  - ◆ Card to be sent to owners of affected vacant lots and courtesy calls made to affected homeowners.
  - ◆ The HOA will mow all lots not in compliance after July 15, 2004, and will also remove dead trees as needed. (The deadline has already been published in the Newsletter.)
  - ◆ Lot owners will be billed accordingly.Vote: Unanimous.
9. M&L Report. Bimm gave the report in Chairman Agüero's absence. Eric Becker of the Golf Course is working with El Paso County to control the thistle problem along their rights-of-way, which extend on either side of the roads within King's Deer.
10. Social Committee. Dan Potter absent. The annual King's Deer garage sale will be held on the last Saturday in August, i.e. the 28<sup>th</sup>.
11. Road Use Committee. Bob Hoffman absent. No report.
12. Website Committee. Webmaster Alchian discussed the new, proposed website. Rivers moved and Bimm seconded that the proposed website be adopted. Vote: Unanimous. The Board agreed that the website will be actively used for most HOA purposes, though some items such as the Newsletter, annual well meter reading requests, and annual dues invoices will still be mailed. The Board agreed to post the By-Laws on the website. Alchian will contact Glenn Scott to put an article on the website in the Newsletter, urging our members to check it out and consult it for all HOA business.
13. Old Business.
  - 13.1. Bimm reported on the Norell case. He stated that Mr. Norell had now put in an invisible fence and had taken other measures to get into compliance with the Covenants. The Board held a special meeting with Mr. Norell on June 24, 2004. The ACC will review his plans for landscaping and the construction of a garage. The latter must be completed by September 15, 2004.
  - 13.2. Bimm reported on the Seyffer case. Mr. Seyffer has completed the fence and the ACC has approved it. The case is therefore closed.
14. New Business.
  - 14.1. Rivers moved and Bimm seconded that the Board adopt the following policy for release of its meeting minutes:
    - ◆ To be emailed to all directors within 48 hours by the person taking the minutes.
    - ◆ Directors have 48 hours to respond.
    - ◆ The minutes will be published on the website:
      - ◆ Whenever a majority of attending directors have approved them.

- ◆ At the end of the 96 hours if a majority of attending directors fail to respond.
- ◆ Later only if attending directors raise issues with the proposed minutes.

Vote: Unanimous.

14.2. Bimm suggested that the HOA consider a management company for covenant enforcement and other HOA functions. Fortey stated that she is already in the process of getting bids for this. Issue tabled.

14.3. Rivers nominated Mary Fortey to replace Gene Ladd as Secretary of the HOA, Bimm seconded the nomination, and there were no other nominations. Vote to install Fortey as Secretary of the HOA: Unanimous.

14.4. The annual meeting and election are coming up and need to be discussed by the Board. Issue tabled.

14.5. Rivers presented an HOA organization chart. Following discussion and corrections, Rivers moved and Fortey seconded that the chart be published on the website. Vote: Unanimous.

15. The next meeting will be held at 19335 Bardsley place on Monday August 9<sup>th</sup> at 7:00 PM.

16. Meeting adjourned at 9:25 pm.

Respectfully submitted,  
Dan Rivers, Vice President