

King's Deer Homeowners Association

Board of Directors Meeting
Monday, January 17, 2005

MINUTES

Dan Rivers, who is president, called a meeting of the Board of Directors of Kings Deer Homeowner's Association to order at 4:12 p.m. Quorum was established. Members present were Dan Rivers, Joe Blackburn, Mary Fortey, and Chuck Hoffmann. Steve Anderson, Bob Morgan and Dan Potter were not present. Allen Alchian attended as ACC chairman. The Groesbecks, who are current homeowners, were present for the Residents Forum. Andy Cobb with Van Gilder Insurance was invited to give a presentation on the HOA insurance. Karla Greeley and David Lobeck attended from The Warren Management Group, Inc. David Lobeck served as recording secretary.

Guest Speaker

Andy Cobb from Van Gilder Insurance gave a presentation on Homeowners Insurance to the Board of Directors. Discussion was held on the different types of coverage's offered to a Homeowners Association. Examples were Directors and Officers, Crime, Liability and Umbrella, etc.

Residents Forum

The Groesbecks were present to discuss the temporary snow fence and to dispute the violation letter. Mr. Groesbeck discussed the letter they received, and showed the board pictures of the winter storm from 1999-2000.

The Board of Directors tabled this topic until the entire Board of Directors could review it. Discussion of temporary fencing will be on the agenda in February.

Secretary's Report

A motion was made and a second to approve the minutes from the November 29, 2004 Board Meeting with corrections. The motion to approve the minutes of the November 29, 2004 Board Meeting was carried unanimously.

Treasurer's Report

Mary Fortey discussed the 2005 budget in regards to the transfer of funds. Karla explained that the audit needs to be done first before any funds can be transferred. A discussion was held regarding the need to request an HOA letter from builders to show when the properties have changed ownership prior to Warren Management.

Mary will email the budget to the board.

Account Balance Report: A financial report for the period ending December 31, 2004 was received and reviewed by Mary Fortey reflecting the following balances:

| | |
|----------------------------------|---------------|
| Current Operating Funds | \$ 156,137.15 |
| Accounts Receivable | \$ 4,838.31 |
| Reserve - Enforcement Trust Fund | \$ 91,300.00 |

Manager's Report

Karla explained the delinquency report and that there were 47 delinquencies to date. The signing of policies was tabled until the next Board of Directors meeting.

The board approved the design for Letterhead unanimously.

A discussion was held regarding audit bids. Karla will verify bids and discuss them with Dan. The Board agreed to accept the bid by Waugh & Goodwin provided it includes past tax returns and is still the low bid.

A discussion was held regarding tree inspections for the community. Karla will find out what needs to be done to use Jennie's services, from the Forest Service, and present them to the board for approval.

Well readings were discussed. It was decided that at this point in time King's Deer is ok on water usage.

Billing disputes were discussed. A Homeowner at 2013 Stoneleigh Trail requested that the billing for the mowing of her lot be waived. Allen will double-check this address and if the address is correct the board motioned to disapprove this waiver. A motion was made; a second was made, and this motion was unanimously accepted.

A discussion was held regarding light posts in the community. Karla has contacted Mountain View Electric to service the electrical work leading up to the post on the corner of Kershaw Ct. and Pennyroyal Ct. The post on Hunting Downs Way needs to be replaced.

The board reviewed the governance documents. The board discussed what the billing should be for builders who don't submit a plan prior to commencing construction. A decision was made to fine them \$ 1000.00 per lot where a plan was not approved by the ACC first, as required by the covenants. A motion was made to approve this amount, a second was made, and this motion was unanimously accepted.

The board made a decision that if any director reports a covenant violation, Warren Management will respond immediately by putting it on the list and sending the first violation letter.

Bob Morgan had volunteered, in writing to Dan, to be the contact person who will report covenant violations to Warren Management. A motion was made to accept Bob Morgan as the contact person, a second was made, and this motion was unanimously accepted.

Committee Reports

Allen Alchian proposed to draft a policy on temporary snow fences. This policy would allow them to be up during certain months and the materials must be approved by the ACC. This proposal will be drafted and given to the Board to vote on for the February Board Meeting.

Allen also proposed a Policy for plan approval. The board directed Allen to continue with the current approval process until further notice.

A discussion was held regarding the voting of members on to the ACC committee and Allen proposed that a policy needs to be put into place for new volunteers to join the ACC. Mary and Chuck will review the policy procedures to present to the board for the February Board Meeting.

The Board affirmed Laverne ("Vern") Kuykendall and Anthony ("Andy") Waclawski for ACC membership.

New Business

A discussion was held regarding Fair Housing and the fees for covenant violations. A motion was made to have equal fines for violations, a second, and this motion was unanimously accepted.

Karla reported that Steve Andersen had proposed to her that epoxy be applied to the pond fountain for a temporary fix until the fountain needs to be replaced. A motion was made; a second was made, and this motion was unanimously accepted.

The Board decided to reimburse Glenn Scott \$ 75.00 for neighborhood watch signs.

Unfinished Business

Dan Rivers asked Warren Management to recommend an adequate scope of insurance coverage for King's Deer. Karla agreed to act on this.

The next meeting is set for Monday, February 21, 2005 at 4:00 p.m.

Adjournment

With no further business to come before the Board, the meeting was adjourned at 7:02 p.m.

Respectfully submitted,

Approved & Adopted

David Lobeck
As Recording Secretary

Dan Rivers
President