

King's Deer Highlands HOA Minutes
June 20, 2005

Members Present: Dan Rivers, Dan Potter, Mary Fortey, Joe Blackburn

Members Not Present: Bob Morgan, Steve Andersen (resigned), and Chuck Hoffmann (resigned)

Others Present: Karla Greeley, Nina Otero, James Ramsey, Chris O'Hanlon, Robert and Debbie Hoffman, George Van Tiem and Alan Alchian.

1. Quorum was established and the meeting was called to order by Rivers at 4:10 PM.
2. The minutes were unanimously approved as written and reviewed.
3. Covenant Appeals and Visitors.
 - 3.1 Chris O'Hanlon had Karla ask about purchasing new soccer nets for the soccer field area. Potter moved to have Karla purchase reasonable and portable soccer nets. Rivers seconded. Unanimous.
 - 3.2 James Ramsey revisited the pond, trail and entry way areas through a slide show. Ramsey explained that the pond area is covered with noxious weeds and asked for resolution.
 - 3.3 Rob and Debbie Hoffman discussed the need for ample traffic signage due to the speeding in the community. They also questioned the excessive overwhelming "For Sale" signs in and around the community. Potter asked the Hoffman's to provide him a map of the problem areas in which signage is needed along with providing creative verbiage for the signs. Joe moved to eliminate all signs except on personal property and temporary one day "Open House" signs. Potter seconded. Unanimous.
 - 3.4 George Van Tiem, new homeowner, questioned the status and purpose of the two separate trailers for the developers' sales center on Rollercoaster. Potter explained that the work had been delayed by the need to get a permit, that there would be a single roof making the structure appear like a little house, and that landscaping would be included.
4. Board Vacancies.

Rivers held a discussion regarding the resignation of two board members: Chuck Hoffmann and Steve Andersen. Allen Alchian was elected by the board to serve out Hoffmann's term, which expires at the end of November 2005. James Ramsey was elected by the board to serve out Andersen's term which expires at the end of November 2006. Blackburn, Morgan and Rivers also have terms that will expire at the end of November 2006. Fortey's and Potter's terms will expire at the end of November 2005.
5. Manager's Report.

- Problem houses: WMG is applying the proper steps to the abandoned house on Kershaw; liens have been applied as well as charging of a daily \$35.00 covenant violation fee. The board may be first in line to redeem the McClusky home, which appears to have significant equity. Ramsey will obtain the valuation information and Potter will research the legal information on the homes to guide the Board in the use of its rights.
- Tree Inspection: Rivers moved to let the minutes show that the HOA has done everything that is reasonably in their power to rectify the beetle issue, with any further action being the responsibility of the homeowners and the County. Potter seconded. Unanimous.
- Lights: Mountain View Electric will re-check the lights according to Joey Romero's assessment.
- Design Guidelines: The guidelines are being reviewed by Linda Warren. Karla will email a rough draft to the board members.

- 5.1 Covenant violations and related issues: No report.
- 5.2 Abandoned home on Kershaw: WMG and Fortey to get confirmation on bank ownership.
- 5.3 Pond status: Kyle Heir, Scientific Site Construction, installer of the pond liner will meet with Ramsey to assess for damage and repair and report back to WMG.
- 5.4 Karla recommended it be best to steer away from the Golf Course as a possible bid for maintenance. Currently waiting on several bids for maintenance and refurbishment of the trail systems, entry ways and pond areas. Karla will email a copy of the bids to the board members for a decision by the end of the week.
- 5.5 Insurance bid: David Powell, State Farm Insurance, proposed a bid of \$664.00 for the needed premium per next year. Potter moved to accept the bid. Rivers seconded. The motion was adopted with Alchian abstaining.

6. Treasurer's Report.

Current Operating Fund: \$157,225.88.
 Current Reserve Fund: \$4,501.43.
 Current CD balance: \$49,562.81.

7. Committee Reports.

7.1. Architectural Control Committee: The Board discussed WMG taking over the ACC functions. Potter moved to have WMG manage the ACC review process of new home applications, WMG's charges not to exceed \$400.00 per house application and to accommodate the WMG with reasonable meeting times. Blackburn seconded. The motion was adopted with Alchian opposed.

7.1.1: The board adopted the fence standards policy with minor revisions

7.1.2 Alchian proposed the site pad definitions. The Board adopted the "One Pole" definition and decided to table the "Two Pole" definition, pending a GPS survey by Potter.

7.1.3 The mail box issue on 19220 Sixpenny Lane which was denied by the ACC. The Board decided to offer the homeowner a standard mailbox at no cost provided he removes the unapproved mailbox at his cost.

7.2 Social Committee: Planning a BBQ in August. Potter also agreed to work with Ramsey on a capital improvements list for King's Deer.

8. Old Business.

Potter discussed the importance of using a "trade mark", and explained that the attorney advised against it and said it would be too costly. Issue dropped.

9. New Business.

A discussion was held regarding unpaid bills for Daniel Kane. Blackburn moved that based on Mr. Kane's reputation, WMG will contact him and offer him \$1500.00 to settle the bill due to the uncertainty regarding the work that was done and the three-year delay in billing the association. Fortey seconded. Unanimous.

10.1 A bid was proposed by Larry Lee, Raw Land Landscaping, LLC for \$335.00 for trash pick-up in the ditches, roads and entry way areas. Potter moved to accept the bid. Blackburn seconded. Unanimous.

10.2 The board authorized Alchian to renew the King's Deer website address.

The meeting was adjourned at 7:15 PM.

Respectfully Submitted,

Nina Otero, Recording Secretary

Approved & Adopted

Daniel Rivers, President