

**SPECIAL MEETING  
OF THE  
KING'S DEER HIGHLANDS HOMEOWNERS ASSOCIATION, INC.**

Held September 20, 2006

For the consideration of the amendment consolidating the Classic and Highlands Covenants.

**MINUTES OF THE MEETING**

Officials Present- Dan Potter, James Ramsey, Mary Fortey, Allen Alchian, Rich Paul, Pat Wasson and Legal Counsel Lenard Rieth.

- 92006.1**      **6:30 pm.-** Doors opened and pre-registration began. Check-in volunteers: Ann Alchian, Christy Paul, Lisa Ramsey
- 92006.2**      **7:10 pm.-** Meeting called to order by President.  
Pat Wasson, the new executive director for the Kings Deer HOA, was introduced to the members.
- 92006.3**      Power Point presentation.
1. Began outlining the purpose and intent.
  2. Brief history of the HOA.
  3. Current status of HOA and why the need to reconcile the merged HOA with the two separate covenants.
  4. The hundreds of hours over the last 6-month period that were volunteered by the CrC committee (Covenants Revision Committee) were acknowledged.
  5. A brief summary of the major changes was reviewed.
  6. A call for volunteers for family focus groups for the purpose of reviewing the many requests and suggestions for HOA improvements and a possible community center and it's potential amenities, was requested and interested owners were to contact James Ramsey.
- 92006.4**      **7:20 pm.-** Lenard Rieth, developers' legal council, was introduced and Mr. Rieth gave a brief concerning the advantages and need to merge the covenants.
1. The legal and statutory process and procedures were explained to the owners.
  2. The general time line for the procedures concerning the merging of the covenants, if it were to move forward from this point on was discussed – Actual implementation of the new covenants would take 6 to 9 months to proceed through the judicial process.
- 92006.5**      Open discussion began with Mr. Rieth and the President fielding questions.
- 92006.6**      The floor was open to the HOA for Addenda to the proposed Amendment. The following 6 additional Addenda were proposed and placed on the Ballot:
1. **Addendum #1 : Restore the Declarant rights.**
  2. **Addendum #2 : Approval of a Special Assessment by the membership shall be required to impose a Special Assessment of any amount.**
  3. **Addendum #3 : Remove provisions for a Special Assessment (para 4F) from the proposed merged covenants.**
  4. **Addendum #4 : Allow domestic indoor swine.**
  5. **Addendum #5 : Reduce the annual assessment cap from \$400/year to \$300/year, except that the membership may in any year approve a higher amount for a given year.**
  6. **Addendum #6 : The state of all structures and improvements in King's Deer on September 20, 2006 shall be deemed to comply with the declaration unless having been cited by the Association as a covenant violation by that date.**
- 92006.7**      **8:30 pm.-** The secretary sealed the open ballot box for preparation to receive ballots. HOA member Mr. Richard Robertson verified the ballot box was empty prior to the sealing of the box. Voting commenced and the *Master Check-in Roster* was closed and notarized.
- 92006.8**      **8:55 pm.-** Voting officially concluded. The school required the meeting to adjourn at 9:00 pm. and the building be vacated at that time. The secretary sealed the ballot box and signed the seal in preparation for ballot transfer to the HOA office and the subsequent counting to proceed.
- 92006.9**      **9:00 pm.-** Meeting was officially ended and officials, as well as owners wishing to be present for the counting, proceeded to the HOA Office located at 1218 Castlecombe, in the subdivision.

RESULTS OF SPECIAL MEETING

On the Proposal to adopt the Merged Covenants

YES

APPROVE		REJECT	
HIGHLANDS- 116		HIGHLANDS	63
CLASSIC 26		CLASSIC	24
<b>TOTAL</b>	<b>142</b>	<b>TOTAL</b>	<b>87</b>

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ADDENDUM #1

YES

APPROVE		REJECT	
HIGHLANDS 105		HIGHLANDS	38
CLASSIC 10		CLASSIC	11
<b>TOTAL</b>	<b>115</b>	<b>TOTAL</b>	<b>49</b>

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ADDENDUM #2

NO

APPROVE		REJECT	
HIGHLANDS- 52		HIGHLANDS	90
CLASSIC 17		CLASSIC	3
<b>TOTAL</b>	<b>69</b>	<b>TOTAL</b>	<b>93</b>

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ADDENDUM #3

NO

APPROVE		REJECT	
HIGHLANDS 24		HIGHLANDS	99
CLASSIC 15		CLASSIC	5
<b>TOTAL</b>	<b>39</b>	<b>TOTAL</b>	<b>104</b>

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ADDENDUM #4

YES

APPROVE		REJECT	
HIGHLANDS 120		HIGHLANDS	20
CLASSIC 14		CLASSIC	7
<b>TOTAL</b>	<b>134</b>	<b>TOTAL</b>	<b>27</b>

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ADDENDUM #5

NO

APPROVE		REJECT	
HIGHLANDS 42		HIGHLANDS	100
CLASSIC 16		CLASSIC	5
<b>TOTAL</b>	<b>58</b>	<b>TOTAL</b>	<b>105</b>

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ADDENDUM #6

NO

APPROVE		REJECT	
HIGHLANDS 46		HIGHLANDS	96
CLASSIC 18		CLASSIC	4
<b>TOTAL</b>	<b>64</b>	<b>TOTAL</b>	<b>100</b>

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