



## Board of Directors Minutes

December 18, 2006

- I. Meeting called to order at 3:45 pm, President Potter presiding.
- II. Members present: Allen Alchian, Rich Paul, Mary Fortey, Steve Balog, James Ramsey, Dan Potter.
- III. **Guests present:** James P Van Camp, Corrine Solano, Kathy Weiler, Diane Boggs, Tony Liston, Bob Sievert, Mike & Gigi Stolz, Carol Hatstrup
- IV. **Board re-organization and Appointment of New Officers:**
  - A. The Board approved the following nominations and appointments effective at the conclusion of the December 18, 2006 Board Meeting:
    - Allen Alchian – President
    - Rich Paul – Vice President and ACC Chairman
    - Mary Fortey – Treasurer
    - Steve Balog – Secretary
    - James Ramsey – Maintenance and Director at large
    - Dan Potter – Director at large.
  - B. Per the King's Deer Board of Directors tradition and established precedence, out going Board President, Dan Potter, would continue to preside over the meeting until its conclusion.
  - C. President Potter announced that Director Mark Lester had emailed his resignation to the Board. Director and in-coming President Alchian stated that the Board would not fill the position immediately and that the nominating committee (appointed at the November 2006 Annual Meeting) would be involved with recommendations.
- V. **Minutes Addition.** Director Paul moved to read into the minutes the Board's adopted motion from the December 14, 2006 Special Meeting (see Dec 14, 2006 Special Meeting minutes). Motion: The Board officially declares the proposed merger of the King's Deer Subdivision covenants and the King's Deer Highlands Subdivision covenants, and election results of the September 20, 2006 Special Meeting, to be null and void. Director Alchian seconded. Approved unanimously.
- VI. **Special Meeting Request.** President Potter stated that the Board had received a letter from Ken Gray, Attorney for the HOA, which indicated the request for a Special Meeting by the listed homeowners on the petition mailed to the Board by Carol Hatstrup, was invalid. Director Alchian had not reviewed the letter and was unwilling comment or take further action until he had reviewed it. Director Alchian recommended tabling the special meeting request until all the Board members could review the letter from the HOA attorney, Ken Gray, as well as the submitted petition.
- VII. **Community Meeting.** A reminder about the January 16, 2007 open discussion meeting with a map to the Cathedral Pines Community Center will be mailed the first week of January. President Potter again reminded guests attending the Board Meeting that the January 16, 2007 meeting is not a formal meeting and no official HOA business will be conducted.

## VIII. Reports

### A. ACC Report

1. **House Color Waiver Request** 745 King's Deer Point East The ACC had disapproved La Habra "Colonial White" stucco per the *Design Standards* approved by a previous Board. Mr. & Mrs. Bann appealed for a waiver on the color restriction at the October 16, 2006 Board of Directors meeting. The request was tabled at that time pending a Board review of the submitted construction plans. Director Balog commented that the ACC had disapproved another homeowner for use of white in past and felt that the Board must be consistent with waivers. Director Alchian reminded the Board that the ACC did disapprove white in that previous case, but the homeowner did not appeal the ACC decision to the Board of Directors. After reviewing the construction plans, President Potter made a motion to grant a waiver to use "Colonial White" stucco on the house and to eliminate from the Design Standards section XII the sentence; "*Houses that are predominately white or near-white shall not be approved.*" in the *Design Standards*. The motion was seconded. Motion passed.

2. **ACC Appointments.** The following individuals were appointed to the ACC for 2007: Allen Alchian, Rich Paul, Paul Thompson, Mary Fortey, Anthony Waclawski, Lavern Kuykendall, Thomas Haddan, Bart Atkinson, Dennis Delhousay, George Panoncillo.

B. **Newsletter.** President Potter volunteered to spearhead the newsletter and to include reminders about assessments, community meeting, common area maintenance, request for committee volunteers, etc. Steve Balog will write a short introductory article on himself. The Board agreed to send a newsletter out around the end of January 2007.

C. **Website.** Director Paul moved that the minutes of all Board meetings be removed from the password protected portion of the website and made available to the general public. Director Fortey amended the motion to include the financials also be made available. Director Ramsey seconded. Motion carried.

D. **Water Report.** Director Alchian informed the Board that the final report had been mailed to the legal firm of Petrock & Fendel and to the Great Divide Water Company. Twelve properties in Highlands and 2 in Classic have not reported. Certified letters are ready to mail to non-responsive members informing that they are being fined \$100 plus \$25 per each week thereafter until the HOA receives their water meter reading.

E. **NEPCO.** Director Alchian reported that the next NEPCO meeting will be Saturday, January 13, 2007 at 10:00 am the Monument Public Library. The topic will be local water issues, with a presentation by a hydrologist (Mr. Robinoff). Director Paul and guests, Diane Boggs, and James P Van Camp, volunteered to go to the meeting.

F. **Secretary's Report.** Director Paul moved to approve the December 14 Special Meeting MINUTES as presented, President Alchian seconded. Motion passed.

G. **Covenant Report.**

1. Executive Director Wasson was asked to research the possibility of leaving a note, card, or letter at the door of a residence to identify the violation and indicate that a representative of the HOA attempted a personal contact before sending letters.
2. 19611 Falcon Crest - Send a certified letter advising that if the trailer is not moved by January 5 the Board will impose a fine of \$100, plus \$100 per week until removed. President Potter moved, Director Alchian seconded. Motion carried.
3. 18535 Wetherill Road - Send a certified letter directing removal of dead trees by January 12 or the Board will impose a fine of \$100 per week for each week the trees are not removed. Additionally, a second certified letter concerning the trailer on the lot will be mailed with a deadline and fine identical to that imposed for 19611 Falcon Crest. President Potter moved, Director Alchian seconded. Motion carried.
4. 1653 King's Cross – Beginning the week of Dec 18, 2006, suspend additional weekly fines imposed for failure to comply with fence landscape standard. Fines accrued to that date are not waived. This suspension is directed because landscaping is not feasible during the winter months and therefore compliance is not possible at this time. The Board will take up the issue of a new compliance deadline and resumption of the weekly \$100 fine at the January 16, 2007 meeting. The homeowner should be encouraged to attend the meeting to resolve the situation.

#### **H. Office Report**

1. Requested funds be authorized to build cabinets for construction plans to be organized in the storage area. Rich Paul and Dennis Delhousay volunteered to build the cabinets. The Board approved \$250.
2. The Board was requested to authorize paying 12 months of storage rental at Front Range Storage in advance in order to get one free month. Approved.
3. The Board set the Mowing deadline for July 1, 2007 and the yard sale for June 9, 2007.
4. Office space cost in the Monument area ranges from \$450-\$750. The "Barn" in Woodmoor has a single room for \$250. Currently, all rental space is located outside the King's Deer subdivision.
5. After reviewing the 2007 calendar for meeting conflicts the Board changed its meetings to the third Tuesday of each month at 4:00 pm in the Sales Office at 1218 Castlecombe. The first meeting of the 2007 will be Tuesday, January 16, 2007.
6. The King's Deer 2007 Annual Meeting will be Tuesday, November 13, 7:00 PM. The location will be determined at a later date.
7. Neighborhood Watch – The program has lost some visibility. Using the Newsletter and public meeting opportunities, we will advertise for someone who would be interested in taking on this valuable program.
8. Annual Assessment Status - The statements were mailed December 2, 2006. The HOA has received 100 payments to date. The Board voted that any payments received

after January 10, 2007 were deemed to be late and would receive the late fee charge of \$35.

**I. Financial Report**

1. Director Fortey presented copies of the Balance sheets & Profit and Loss statements through November 30, 2006. She reported that the HOA would very possibly be over budget in December and, subsequently, for the year, because of increased legal fees and parliamentary charges.

**J. Common Area Report**

1. Director Ramsey indicated that Maintenance Supervisor, Rodney Baker, had given a termination notice to Cathedral Pines but wished to continue to work for King's Deer. Baker is planning on xeriscaping the front entrance at Archers and Hwy 105 to eliminate the constant destruction of the sod by the County plowing and salting of the highway.

2. Director Ramsey will order the Board approved boulders for the previously identified problem light pole corners the first of the year.

**X. New business**

A. Director Fortey suggested that each member of the Board present ideas on what the Board may want to accomplish for the coming fiscal year at the next scheduled Board meeting.

B. Committees are needed for different projects in the community. Volunteers will be solicited through the January 16, 2007 open meeting, general mailings, newsletters, emails, etc.

Adjourn 5:16 PM