



King's Deer Board of Directors Minutes
February 20, 2007

Members Present: James Ramsey, Mary Fortey, Rich Paul, Dan Potter, Allen Alchian (President)

Members Absent: Steve Balog

Guests Present: James & Erika Van Camp, Diane Boggs, Carol Hatstrup, Annette Hazuka, Corrine Solano

The meeting was called to order at 4:20 PM

I. **Approval of Board Minutes of January 16, 2007** - Paul moved to approve. Potter seconded motion. Motion carried. Minutes approved.

II **Officer Reports**

A. **Secretary's Report**

1. The Special Meeting will be at the Tri-Lakes United Methodist Church on March 13.

B. **Treasurer's Report**

1. Fortey stated that all 2006 invoices and any pertinent information requested by the auditors has been taken to BiggsKofford for the year end report.
2. Fortey reported that there are still 32 unpaid assessments.

III. **Director and Committee Reports.**

A. **ACC Report**

1. Project Status. Paul reported that there are 52 active projects on file with 3 new construction approved this year and 1 pending.
2. Paul requested the Board consider mailing an information letter to new owners of vacant lots referring them to the Design Standards Manual, to help eliminate future covenant violations of construction on site without Architectural Control Committee approval. Paul volunteered to draft a letter for review by the Board.

B. **Common Area.**

1. Ramsey stated that he had requested that the fountain be turned off due to an ice pyramid and the frozen pond surface is now unstable due to the warming weather.
2. Ramsey reported that there have been three (3) light posts repaired since the beginning of the year.
3. Ramsey suggested that the placement of boulders around the light posts be delayed until snow melt is sufficient for correct placement. The board concurred.

C. Office Report

1. Wasson stated that the office has completed the move to the Woodmoor Barn, 1691 Woodmoor Drive, Suites 12 and 13. The new phone numbers are 719.488.2840, fax 719.488.2949, email stays the same: admin@kingsdeer.org or patricia.w@kingsdeer.org

IV. Old Business

A. Committees

1. A homeowner has volunteered to organize a committee to hold a block party for the King's Deer residents. The board agreed with the concept but stressed no HOA funds were available. Wasson will contact homeowner about plans.
2. The board members reviewed draft charters for the committees. The charters need to be finalized and resolutions establishing the various committees passed. The interested residents that have already signed up will be notified so that they can start meetings and possible recruitment as soon as the board passes the resolutions.

V. New Business

A. Newsletters

1. There is some interest for advertisements in the Kronicles. Ramsey suggested and moved that the ads be business card size (2x3½), no graphics and charge \$50.00 for an ad or an insert. Fortey seconded. Motion carried.

B. Code of Ethics

1. Alchian handed out copies of Code of Ethics document and requested Board members to read, sign then give to the Executive Director for the HOA files.

C. Attorney for HOA

1. Alchian stated that we changed attorneys and will use Jack Scheuerman, of the firm Alpern, Myers, Stuart, Scheuerman & Hickey LLC. Mr. Scheuerman served as the King's Deer Classic HOA attorney before the Classic-Highlands merger in November 2003.

D. Future Board Meetings

1. Alchian stated that until further notice all Board meetings will be at the Sales Center. Next meeting is scheduled for 4:30 PM (new start time) March 20.

The meeting was adjourned at 5:18 PM.

Minutes approved:

Secretary, Board of Directors