



## King's Deer Board of Directors Minutes

March 20, 2007

**Members Present:** Steve Balog, James Ramsey, Rich Paul, Allen Alchian and Patricia Wasson

**Guests Present:** Steve and Diane Boggs, Bob Sievert

**Meeting called to order at 4:47 PM**

**I Approval of Board Minutes of February 20, 2007** Paul moved to approve. Ramsey seconded. Minutes approved.

### **II Officer Reports.**

**A Secretary's Report.** Balog motioned to adopt the following as the King's Deer Homeowners Association governance documents:

1. King's Deer Highlands Homeowners Association Articles of Incorporation,
2. King's Deer Highlands Homeowners Association Bylaws,
3. King's Deer Subdivision Covenants,
4. King's Deer Highlands Subdivision Covenants,
5. King's Deer Design Standards Guidelines,
6. King's Deer Subdivision Water Augmentation Plan,
7. King's Deer Highlands Subdivision Water Augmentation Plan, and
8. all policies, standards, rules, regulations and resolutions adopted by the King's Deer Board of Directors.

Rich Paul seconded motion. Motion carried.

**B. Treasurer's Report.** Not available.

### **III. Director and Committee Reports.**

#### **A. ACC Report.**

1. **Project Status.** Paul reported that we have 55 active projects in the HOA, four new houses have been approved in 2007 and none pending.
2. **Notice to Vacant Lot Owners.** Paul distributed copies of the ACC letter written to all vacant lot owners. It reminds them to obtain ACC approval prior to doing any work or excavation on their property.
3. **Design Standards Review.** The ACC is in midst of reviewing the design standards. Preliminary suggestions should be available within the next few weeks.

**B. Common Area.** Ramsey stated that in mid-April all sprinklers systems should be on line. We are still getting heavy frosts and the trails are too wet for maintenance; he anticipates starting trail maintenance by the second week of April. Ponds are still frozen so aeration will not resume until they thaw.

#### **C. Office Report.**

1. **Resolution 1-2007.** Received the recorded copy from the county.

2. **ACC notice for vacant lot owners.** Letters were mailed to all 67 lot owners, reminding of the need to obtain ACC approval before doing any clearing or excavating on their lots.
  3. **Records Review.** Three HOA members reviewed office records on March 15.
  4. **2006 Water Meter Readings.** Two owners are still delinquent on their 2006 reading.
  5. **Covenant Enforcement.** Letters have been sent regarding the unauthorized Lennar trailer and the Richmond sign. We received from the developer a letter approving the trailer. The sign remains unresolved.
- D. **NEPCO.** King's Deer was represented by Diana Boggs and Allen Alchian at the March 13 meeting which focused on covenant enforcement issues. The participants shared thoughts and procedures on most common violations and effective enforcement procedures.

#### IV. Old Business.

##### A. Committee Charters & Resolutions

1. Resolutions and charters creating the following committees were approved by the board.
  - Beautification Committee** -. Created By Resolution 2-2007.
  - Budget Committee** - Created by Resolution 3-2007
  - Communications Committee** - Created by Resolution 4-2007
  - Covenant Enforcement Committee** - Created by Resolution 5-2007
  - Covenant Revision Committee** - Created by Resolution 6-2007
  - Design Standard Revision Committee** - Created by Resolution 7-2007
  - Elections Committee** - Created by Resolution 8-2007
  - Water Conservation Committee** - Created by Resolution 9-2007
  - Safety Committee** - Created by Resolution 10-2007
  - Land Use Committee** - Created by Resolution 11-2007
  - Facility Committee** - Created by Resolution 12-2007
2. **Committee Member Conflict of Interest Statement** - Balog moved to approve the proposed Committee Member Conflict of Interest Statement. Seconded and approved.

#### V. New Business.

- A. **Recount Annual Meeting Ballots** - Mary notified the Teller Committee of a need to do a recount of the ballots used to elect directors at the November 14, 2006 Annual Meeting. The committee has not convened for the recount.
- B. **Real Estate Agent Letter.** Alchian distributed an anonymous letter he received from a member of the association. It is apparently circulating among real estate agents. Alchian simply wanted the Board to be aware of the contents.
- C. **Covenant Enforcement for Richmond and Lennar.** We are working with our attorney regarding how the HOA can remain involved in covenant enforcement for homes built by Richmond and Lennar.

## VI. Old Business

- A. **Board Vacancy.** There are now four candidates for Board vacancy. All have been notified about interviews in April. Alchian outlined the selection process as an executive session on April 12 starting at 4:30 PM for the interviews, allowing 30 minutes each candidate. Basic resumes will be distributed to the Board members at the meeting and each board member should have a couple of questions for the candidates. The Board members will make a decision after interviews. The four candidates, listed in the order which they announced their candidacy, are:
1. Richard Robertson
  2. Corrine Solano
  3. Steve Boggs
  4. Deborah Hoffman

**Adjourn to Executive Session 5:37 PM.**

**Adjourn meeting at 6:00 pm**

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*President*

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*Date*