



Board of Directors Minutes

October 14, 2008

Board Members Present: Rich Paul (ACC), Tony Winslow (Secretary), Penny Dyer (Assistant Treasurer & Covenants), Mike Abplanalp (Common Area), Allen Alchian (President), Dick Robertson (Director at Large)

Board Members Absent: Dan Rivers (VP)

Guests: None

- I. President wishes to thank Ed Vanderhorst, Dennis Delhousay, Rich Paul for donating their time to making a Ballot Box for King's Deer annual meetings.
- II. Officers' Report
 - A. President. Alchian displayed the new official ballot box of the Association. He thanked King's Deer residents Ed Vanderhorst, Dennis Delhousay, and Rich Paul for donating their time and woodworking skills to construct a very attractive and functional ballot box that will assure the security of the voting process.
 - B. Secretary
 1. Annual Meeting. The meeting will start at 7 PM at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, November 6, 2008 with registration starting at 6 PM.
 2. Nominating Committee. Robertson reported that the Committee is still soliciting prospective candidates for the Board of Directors.
 3. Abplanalp moved to set the first Board meeting after the Annual Meeting to November 11, 2008, 5:00 PM at the Woodmoor "Barn", 1691 Woodmoor Drive. Motion seconded and approved unanimously.
 4. Dyer recommended that Charlotte Christensen continue as Treasurer with the new Board members. The board members concurred unanimously.
 5. NEPCO. Winslow, the King's Deer NEPCO Representative, reported that the NEPCO meeting featured a presentation by Wayne Williams, County Commissioner District 1. The presentation covered transportation issues in the north El Paso County area, and the need for voters to approve Referendum 1A.
 6. CONO. Abplanalp moved to invite a CONO representative to our annual meeting for the purpose of having an impartial observer evaluate our meeting and voting procedures. Motion seconded and approved unanimously.
 - C. Treasurer.
 1. Dyer presented the Balance Sheet for September 30, 2008, and the Profit & Loss Statement for January - September 2008. More than likely the Association will continue to remain under budget in the 2008 spending throughout the rest of 2008. The latest financials will be posted on the web site immediately

III. Directors' Reports

- A. Common Areas. Abplanalp reported all common areas have been mowed; lights have been replaced, weed killer has been dispersed, and trails have been mowed and sprayed.
- B. Covenant Enforcement. Dyer reported that properties have been monitored for landscape violations and several were identified as needing dead trees removed. Owners have been sent notices, and they are taking care of the problems.
- C. Architectural Control Committee. Paul gave a year to date summary of ACC projects. The ACC report is attached to the minutes.
- D. Executive Director
 - 1. The office will be closed on the following dates and times: October 17 (afternoon); October 20 (all day); October 22 (10:30 - 2 PM); November 11 (afternoon); November 13 (morning); November 27 & 28 (all day)
 - 2. Annual Meeting. The official notice was mailed to the owners of record, on October 14, 2008.
 - 3. Water meter readings. Approximately 190 reading have been received. This is about half of what is required. This is about the same as last year at this point. The Board agreed to mail a reminder on October 27 to those who have not reported their reading by that morning. A second notice, will be sent two weeks later, to those who continue to not report their meter reading, and the notice will identify that they are in violation of the covenants and the court decree. A third notice will be sent approximately two weeks later to owners who continue to not report their meter reading, and the letter will include notice of hearing. Abplanalp moved to impose a fine on members who have not reported the meter reading by December 1, 2008, and that fine shall be \$200 per week beginning that date, until the meter reading is received. Motion seconded and approved by a 5 to 1 vote (Robertson voted against). Alchian said that because the report must be to the state by the end of the year, owners who have not submitted their meter reading by December 1, 2008 will be listed in the report to the state as non-responsive to the repeated notices, and will be identified by name and address.

Meeting adjourned 7pm

Attachments:

- 1. Financial Report
- 2. ACC Report

Approved by Board of Directors October 20, 2008

/ signed /

President

/ signed /

Secretary