

Agenda

- **Introductions**
- **Director Reports**
- **Nomination and Election of Directors**
- **Committee Reports**
- **Approve Nov. 13, 2007 Annual Meeting Minutes**
- **Open Discussion**
- **Election Results** (Report as soon as available)
- **Adjournment**



(Photos by Dan Rivers)

Introductions

Jack Scheuerman (King's Deer attorney)

David Munger (President, Council of Neighbors & Organizations—CONO)

Jan Doran (Past President, CONO)

Patricia Wasson (Executive Director)

Charlotte Christensen (HOA Treasurer)

Board of Directors

Allen Alchian (President)

Dan Rivers (Vice President)

Tony Winslow (Secretary, NEPCO Representative)

Penny Dyer (Assistant Treasurer, Covenant Enforcement)

Dick Robertson (CONO representative)

Rich Paul (Architectural Control Committee)



Introductions (cont.)

Credentials Committee (registration)

Norm Cannon (chair)

Dennis Delhousay

Nancee Delhousay

Ed Vanderhorst

Carol Groesbeck

Cindy Fenton

Teller Committee (elections)

James Groesbeck (chair)

Anthony Liston

Sandi Liston

Howard Song

Sharon Song



Administrative Comments



- **Registrants should have**
 - Ballot(s)
 - Vote Tally Card(s)
- **Meeting Handouts**
 - Agenda
 - October 2008 Financial Statement
 - 2009 Budget
- **Speaker Sign-Up Sheet**
- **Adoption of Rules of Procedure & Conduct**
- **Meeting ends by 10 PM**



Approve Minutes of Previous Meeting



Nov. 13, 2007 Annual Meeting



Director Reports

- **State of the HOA (Alchian)**
- **Treasurer's Report (Christensen)**
- **Covenant Enforcement (Dyer)**
- **Water Report (Winslow)**
- **Architectural Control Committee (Paul)**

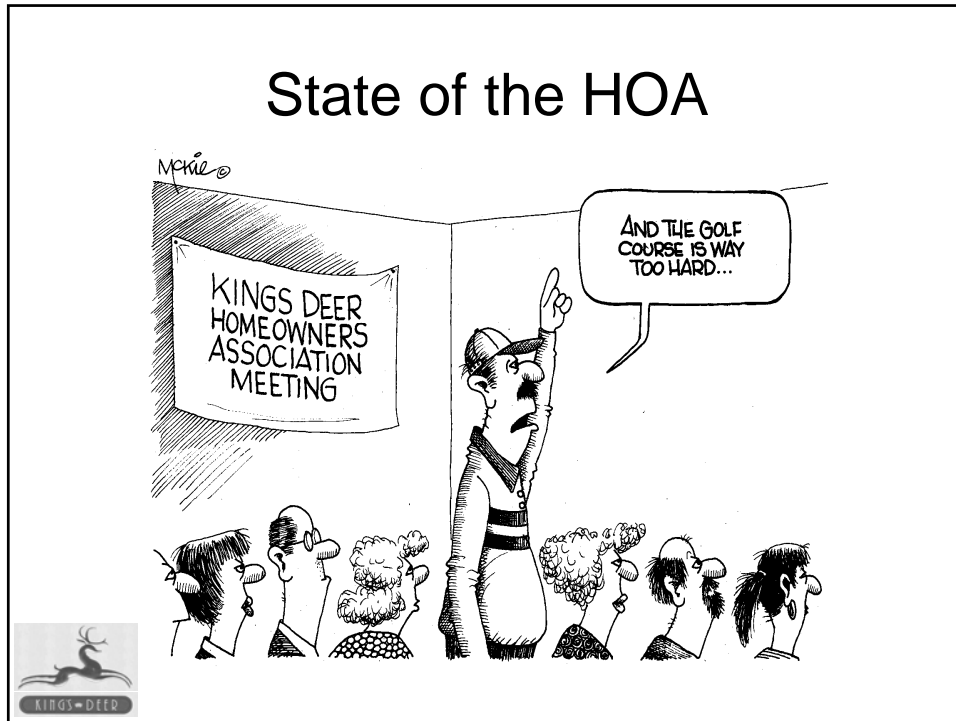


Allen Alchian: State of the HOA

- **HOA Merger Resolution**
- **Classic Mailbox Initiative**
- **Financial**
- **Covenant Enforcement**
- **Water**



State of the HOA



Charlotte Christensen: Treasurer's Report



Balance Sheet

as of October 31, 2008

Assets	
Total Bank Accounts	173,724
Total Accounts Receivable	7,573
Total Other Assets	7,573
Total Assets	\$ 188,870
Liabilities and Equity	
Liabilities	
Accrued Expenses	29,467
Unearned Owner Assessments	26,550
Total Liabilities	\$ 56,017
Equity	
Reserve Fund - Beg Bal	31,383
C/Y Contributions	11,225
Retained Earnings - Beg Ba	51,730
C/Y Income	38,515
Total Equity	\$ 132,853
Total Liabilities and Equity	\$ 188,870

Charlotte Christensen: Budget vs. Actuals

	2008 Budget	As of 10/31/2008	Projected 12/31/2008	Variance Over/(Under)	2009 Budget
Income					
Annual Member Assessments	159,300	132,750	159,300	-	159,300
Total Other Income	17,360	28,908	30,061	12,701	20,400
Total Income	176,660	161,658	189,361	12,701	179,700
Expenses					
Administration	72,673	58,537	72,673	-	76,600
Maintenance	51,700	36,751	45,000	(6,700)	52,000
Professional Fees	20,500	3,855	4,000	(16,500)	16,700
Total Other Expenses	20,500	12,775	20,500	-	19,400
Total Expenses	165,373	111,918	142,173	(23,200)	164,700
Reserve Allocations	11,287	11,225	13,471	2,184	15,000
Total Expenses and Reserve Allocations	176,660	123,143	155,644	(21,016)	179,700
Current Year Net Income	-	38,515	33,717	33,717	-
Equity Balances:					
Beginning Retained Earnings	51,729	51,729	51,729		85,446
Current Year Net Income	-	38,515	33,717		-
Ending Retained Earnings	51,729	90,244	85,446		85,446
Beginning Reserve Fund Balance	31,384	31,384	31,384		44,855
C/Y Contributions and Interest	11,287	11,225	13,471		15,000
Ending Reserve Fund Balance	42,671	42,609	44,855		59,855
Total Equity	94,400	132,853	130,301		145,301

Penny Dyer: Covenant Enforcement

- **2008 Accomplishments**
 - Covenant Enforcement Oversight Committee (CEOC) is active
 - Increased attention to achieving minimum landscape standards
 - A formal procedure for enforcement
- **2009 Goals**
 - Control noxious weeds
 - Proper storage of RVs and boats, etc.
 - Animal control
 - Mow to the road



Tony Winslow: Water Report

- **Additional Well Authorizations**
 - HOA notified in June 2007 that 24 additional wells were needed
 - Declarants filed for 31 additional well authorizations
 - Problem is solved; the needed well authorizations are in place
- **Water Meter Readings**
 - All but 51 readings have been received to date
 - Reminder letters were sent out on Oct 27th
 - State notified after Nov 30th - delinquent wells may be capped
 - HOA starts covenant violation process after Nov 30th



Nomination & Election of Directors

- **Directors serve two-year terms**
- **Vote for no more than four (4):**
 - James E. Hazuka II
 - John F. Highhouse
 - Brian S. Ramsey
 - Charles D. Zink
 - _____
 - _____
 - _____
 - _____

***Continuing Directors
(one year left):***

***Penny Dyer
Tony Winslow
One Vacancy***



Rich Paul Architectural Control Committee



As of October 2008, there were 41 Active Projects being monitored with 3 new construction projects in various stages of completion.



ACC: Notable Trends and Changes

- ☞ Major reduction in Project Application submissions.
- ☞ A re-focus of the type of applications being submitted.
- ☞ New application submittal packages.
- ☞ 1 ½ year review and revision of the King's Deer *Design Standards*.



Overview of Project Applications 2007 VS. 2008



2007 Project Applications

- New Home Construction – 9
- Detached Garages – 9
- Landscaping - 32

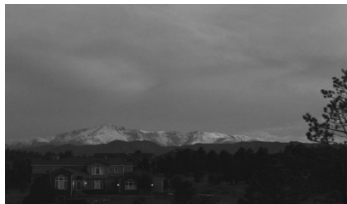
2008 Project Applications

- New Home Construction – 0
- Detached Garages – 3
- Landscaping - 21



New Design Standards

Adopted September 16, 2008



Reasons for the Revision

- A re-focusing of the nature and types of projects that King's Deer Owners have evolved to over the last three years.
- The need for the document to remain current and relevant to the needs of the Owners.
- The inclusion of the Addendums adopted the first part of 2008.
- The removal of archaic and irrelevant requirements.



Notable Changes of the New Design Standards



- The Design Standards have now been broken up into 3 parts.
 - Part I - Project Application Types and Processes
 - Part II - Standards
 - Part III - References
- There are now 4 types of application projects to choose from.
 - ✓ New Home Construction project application.
 - ✓ Ancillary Building project application. (NEW)
 - ✓ Fence and Landscape project application. (NEW)
 - ✓ Miscellaneous project application.



Highlights of the Revised Design Standards



- Incorporate previously approved changes.
- Standardize the minimum house size.
- A new section on “Ancillary Buildings”.
- Revise fence standards
- More specific guidelines for:
 - ✓ Roof gutter drains.
 - ✓ Approved materials and finishes for the exterior of new construction projects .
 - ✓ Monument locations from the street to comply with D.O.T. requirements.
 - ✓ Roof penetrations greater than 2 feet in height.
- No Composting allowed in the community.



James Hazuka: Covenant Enforcement Oversight Committee

- **Most frequent 2008 violations**
 - RV/Boat parking
 - Landscaping (dead trees, mowing)
- **2009 landscaping initiative - Covenant compliance**
 - Ten 4 ft evergreen trees
 - Native grasses
- **We need CEOC volunteers**
- **Questions**
 - Kings Deer HOA
 - admin@kingsdeer.org
 - 488-2840 office
 - 488-2949 office fax



Janet Van Kampen: Neighborhood Watch

- **What is Neighborhood Watch?**
- **Block Captain Responsibilities/Recruitment**
- **Plans for 2009**
 - Redefine existing and create additional “blocks”
 - Develop better communication plan
 - Meet 2-3 times per year (Spring/Fall, National Night Out)
 - Crime Prevention Training





Special Presentation by Allen Alchian

HOA Office Options

*Annual Meeting
November 6, 2008*

HOA Office Options

Scenario: The lease to the HOA office
will not be renewed.

Uncertain future of the existing HOA office

- Lease limited to 6 months
- Frequent facility alterations by Woodmoor
- Long-term commitment to KD by Woodmoor?



Management Options

- Rely on volunteers (1994-2004)
 - Cheap
 - Lack expertise and reliability
- Contract management (2005-2006)
 - Expertise
 - Costly and difficult to control cost
 - Inconvenient to members and volunteers
- Self-management (2006 to present)
 - Most efficient and effective operation
- Do nothing



HOA Responsibilities

- Annual water consumption reporting
- Covenant enforcement
- Project review, approval, monitoring
- Financial management
- Records management
- Property maintenance



Current Office Facility

- Office—6 mo lease
 - 2 small rooms
 - Includes small meeting area (space avail)
 - Relatively local to King's Deer
- One full-time employee
- Leased storage space (Monument)



Other Office Facilities

- Monument, Palmer Lake, Jackson Creek, churches
 - less convenient
 - less accommodating spaces
 - more costly



Economics

- **Current HOA Management:** \$76,600/yr
 - Facility: \$6,500/yr
 - All other: \$70,100/yr
- **Lease Another Facility:** \$82 - \$94,000/yr
 - Facility: \$12 - \$24,000/yr
 - All other: \$70,100/yr
- **Contract Management:** \$90,000+/yr
 - Facility: \$800/yr
 - All other: \$90,000+/yr
- Own a facility?

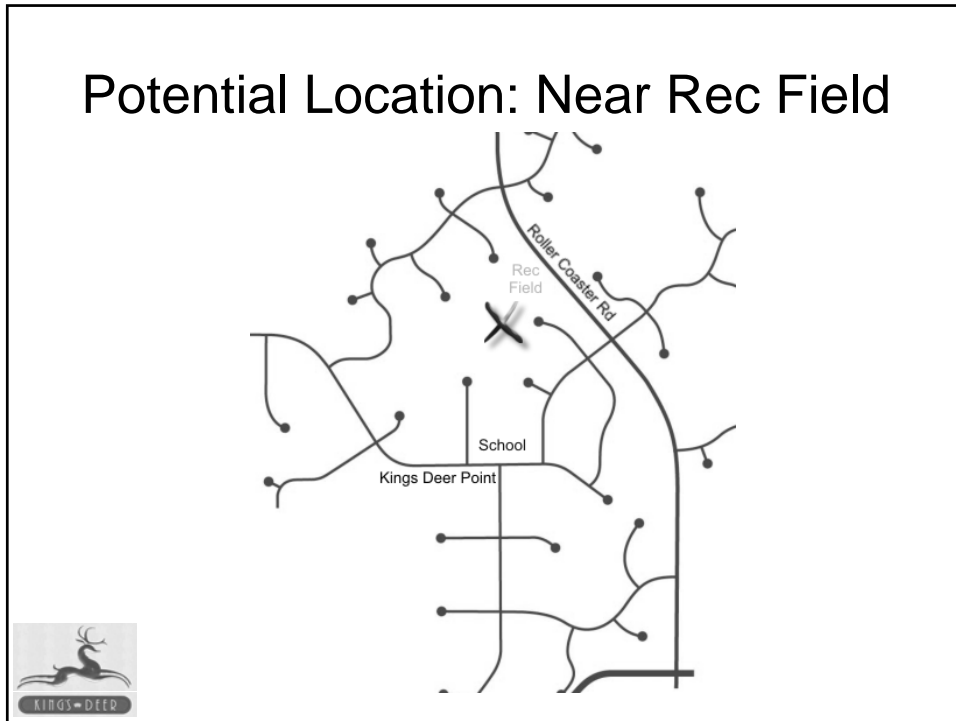


A King's Deer HOA Office

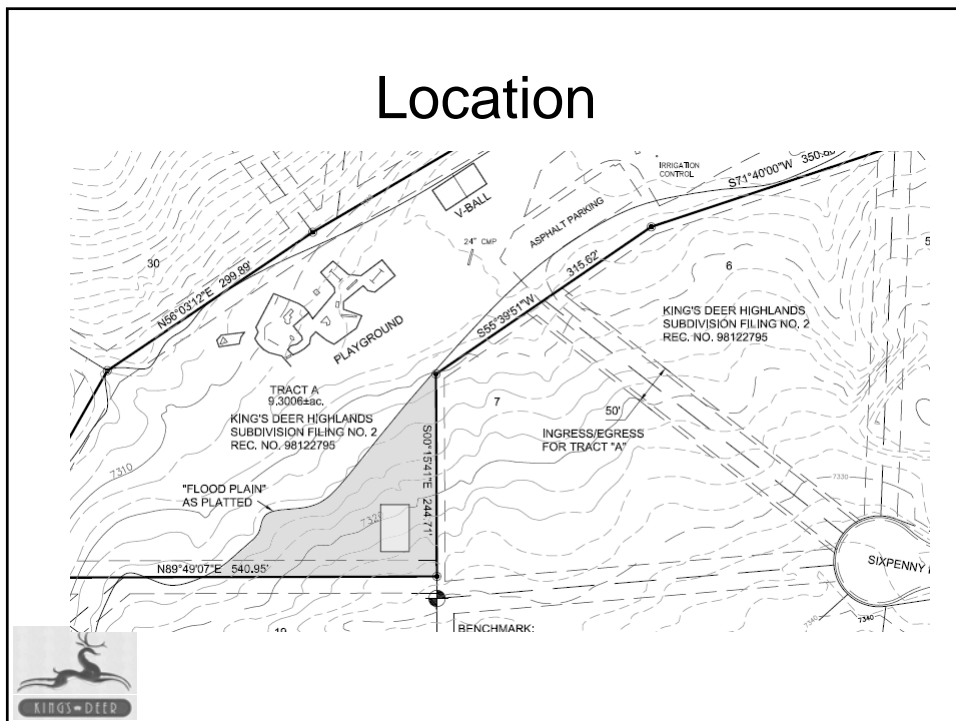
- Facility description
 - approx 30 ft x 60 ft
 - single story, stucco
 - office
 - meeting space
 - storage space
 - restroom
- Possibly \$70-\$90,000+



Potential Location: Near Rec Field



Location



Potential Benefits

- On HOA-owned land
- Eliminate uncertainty of leases
- Location convenient to members
- Oversee some Rec Field usage
- Parking available
- Fund within current assessments and assets



Many Unknowns

- Validate cost effectiveness
 - initial and life cycle costs
- Utility support (gas, elec, water, septic)
- Legal
- Building code requirements
- Community support
- More thorough evaluation required





Special Presentation by Rich Paul

Proposed Entrance Signs

Annual Meeting

November 6, 2008



Proposed Entrance Signage

Purpose and Intent.

- Offer an effective, permanent alternative to the small, hard to read, coroplast signage currently being purchased and posted by the Association at the community entrances.
- Create the ability to quickly change and store, for future use, various permanent community signage.
- Develop an additional method of disseminating information and reminders quickly and efficiently to the community residents.



Community Bulletin Board

Community Events

- Annual meeting date
- Special meeting dates
- Garage sale dates

Reporting Dates and Deadlines

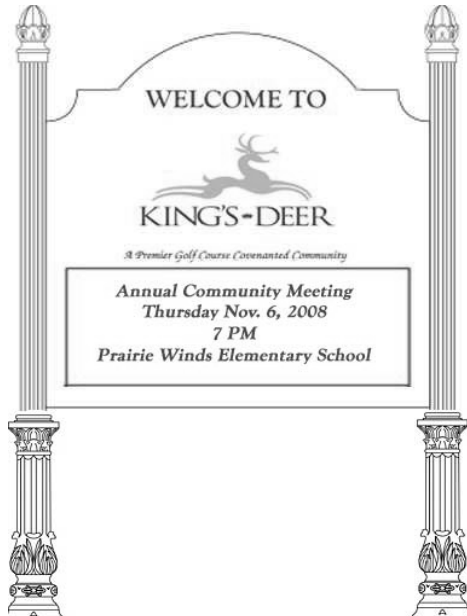
- Mowing
- Annual Assessment Date
- Water Reporting Period

Safety Issues / Community Issues

- Neighborhood watch
 - Vandalism
 - Rewards

Various Community Initiatives

- Ballot Initiatives



Signage Specifications

Manufactured by Metalcraft of Florida.

- Height of Sign - 10 Feet.
- Width of Sign - 5 Feet.
- Poles can be powder coated Black or Forest Green.
- Sign Facing - White.
- Sign base uses base plates similar to street signs bolted to concrete pads.

Required Local Purchases.

- 3 foot by 4 foot sign inserts.
- Vinyl CNC graphics of King's Deer logo and King's Deer name.
- Aluminum rails riveted to main sign face for interchangeable sign inserts.

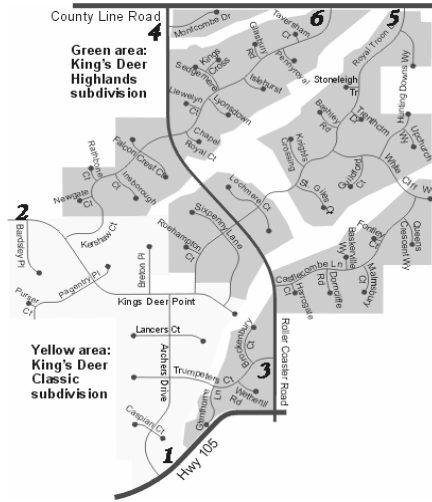
Lighting.

Same as current up lighting installed at entrances.



Proposed Signage Locations

- Archers Drive and HWY 105.
- King's Deer Point East.
- Rollercoaster and Trumpeters Court East.
- Roller Coaster and County Line Road.
- Royal Troon and County Line Road.
- Kershaw and County Line Road.



Project Cost

Six Entrance Signs with illuminated up lighting

- Estimated base price per sign with shipping.
 $\$1,612.00 \text{ per sign} \times 6 \text{ signs} = \$9,672.00 \text{ Total}$
- Estimated installation of sign and lighting
 $\$300.00 \text{ per sign} \times 6 \text{ signs} = \$1,800.00 \text{ Total}$
- Estimated initial graphics and sign inserts
 $\$200.00 \text{ per sign} \times 6 \text{ signs} = \$1,200.00 \text{ Total}$
- Estimated Grand Total per sign / Project.
 $\$2,112.00 \text{ per sign} \times 6 \text{ signs} = \$12,672.00 \text{ Grand Total}$



