



**Board of Directors Agenda**  
February 17, 2009

Meeting called to order at 5:08PM

**Members Present:** James Hazuka (President), Anthony Winslow (Secretary), John Highhouse (VP & ACC Liaison), Charles Zink (Covenants), Brian Ramsey (Deputy Chairman Covenants)

**Members Absent:** Penny Dyer (Common Areas), Richard Hanley (Director at Large)

**Guests Present:** Allen Alchian, Rich Paul

**I. Guest Presentations**

1. Allen Alchian - Website - Alchian recommended that the Board make the website available to Homeowners who would like to sell their property. Alchian can create a log in for property owners only, which will link to the public side for use by interested parties. Zink moved to approve and the motion was seconded. Board approved unanimously.

2. Rich Paul - Paul stated that he had been contacted by a few homeowners in reference to the removal of the presentations of "Signage" and possible "office" space in the subdivision at the annual meeting that were posted on the website. The website was being used to solicit comments on the two issues by homeowners. The decision to post those was done thru the proper procedures by the previous Board.

Hazuka requested they be removed from the front page as the "office" was deemed not financially feasible and the few comments received for the "Signage" issue were negative. The presentations are attached to the draft minutes of the annual meeting and accessible on the website.

**II. Board of Directors Special Meeting – 2/5/2009**

**Present:** Richard Hanley (Director at Large), James Hazuka (President), John Highhouse (VP & ACC Liaison), Brian Ramsey (Deputy Chair CEO), Anthony Winslow (Secretary), Charles Zink (Covenants).

**Guests:** Allen Alchian.

A Special Meeting was called to discuss the potential issues that could result from the developer's efforts to assign additional water rights to several King's Deer property owners. It is the Boards understanding that this action by the developer represents a "test case" which if successful, would enable all Kings Deer residents the opportunity to purchase additional water rights.

Allen Alchian made a comprehensive presentation of current HOA obligations and how they may be affected by the developer's filings.

A motion was proposed, seconded and passed, that Tony Winslow and Allen Alchian should meet with a specialist water attorney to discuss the developer's plans and its possible consequences to the HOA. This motion authorizes up to \$1000 (one thousand dollars) expenditure on attorney fees for this initial meeting and efforts

### III. Approve minutes for January 20, 2009

Winslow moved to approve. Highhouse seconded and approved unanimously.

### IV. Officer's Report

A. Vice President no report

#### B. Secretary

1. Newsletter target date for mailing is April 15
  - a. Dates for receipt of articles is April 1
  - b. Article possibilities
    - 1) Snow fences deadline of April 30
    - 2) Garage Sale in May 16 & 17 & August 15 & 16
    - 3) Lot mowing deadline June 24
    - 4) Water consumption/irrigation
    - 5) Snow plowing is County responsibility
    - 6) Financials
    - 7) Covenant reports
    - 8) RV/trailer/parking
    - 9) Landscaping
    - 10) Water reporting date, October 1 - 31
2. Summary of discussion of the application Case No. 08CW257, Water Division with Water Attorney

Alchian & Winslow met with Attorney Hank Worley. Alchian made the presentation and talked about what is trying to be achieved by the developers and our concern of undue burden or financial hardship to HOA.

Mr. Worley, Attorney has mailed a letter to the attorney who is working for the developers and homeowners that are trying to receive extra water rights. The letter requests copies of draft decrees, possible engineering reports and other documents which convey additional Dawson and nontributary water to the applicants.

Winslow stated that there were three options: 1. Totally ignore the issue; 2. File a motion to intervene with the courts and incur all costs that go with that, or 3. Let our attorney and developer's attorney work together.

Winslow moved to approve additional funds for the project, increase the allocation to a total of \$3,000.00 for professional services of attorney, Hank Worley. Motion seconded and approved unanimously.

#### C. Treasurer

1. Financial report attached.  
Zink moved to approve report. Seconded and approved unanimously.
2. Wasson requested the fines be suspended at 19205 Sixpenny Lane temporarily, allowing the new owner time to correct all covenant violations. Hazuka moved to approve no additional fines. Motion seconded and approved unanimously.

3. Second notice for non payment of 2009 assessment was mailed with late fees.

## V. **Director's Reports**

### A. **Common Areas**

1. Wasson reported that several street lights were out and that MVE had been notified. The street sign at Knight's Crossing was replaced and a dead tree had been removed from the west entry side of Royal Troon and County Line.
2. Brian Ramsey volunteered to form a committee for usage of the playing field.

### B. **Covenant Enforcement**

#### 1. **Covenant Violation Report**

Zink notified the board that several phone calls about loose and barking dogs had been received by the office. Also, two covenant violation letters had been mailed one for an unapproved ancillary building and the other for an unapproved mailbox.

Hazuka requested the CEOC take another look at the King's Deer parking policy.

#### 2. **Nomination of new CEOC member(s)**

John Highhouse volunteered Grace Highhouse as a member of the Covenant Enforcement Oversight Committee. Nomination was approved.

### C. **Architectural Control Committee**

1. Project issues. Paul stated that there were no new construction plans, only one project monitor visit and 1 snow fence approved since the last Board meeting.
2. New ACC Fee Schedule Policy proposal - Highhouse summarized the policy. Zink moved to approve. Motion seconded and approved unanimously. Proposal attached.

### D. **Executive Director**

1. No closure dates for the office.
2. Wasson requested training time and funds for on line classes. Winslow moved to approve. Motion seconded and approved unanimously.
3. Winslow requested approval for a larger sign indicating the office at 707 County Line Road. Sign approved.

Zink moved to adjourn at 7:48PM. Motion seconded and approved unanimously.

Next meeting: Tuesday, March 17, 2009, 5 PM, 707 County Line Road

*signed*

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*President*

*signed*

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*Secretary*

Attachments:

1. Financials
2. ACC Fees Policy
3. ACC Report