



**Board of Directors Minutes
February 9, 2010**

Members Present: Rich Paul (President), Penny Dyer (Common Area Maintenance & Assistant Treasurer), Lewis Sydenstricker, Allen Alchian.
Note: John Highhouse (VP & Secretary) arrived 5:07PM

Meeting brought to order at 5:00 PM

I. Adopt meeting minutes from January 19, 2010.

Sydenstricker moved to approve minutes as posted on the website. Motion seconded and approved unanimously.

II. Officer's Report

A. President

1. Board director appointment.
 - Paul moved to appoint Allen Alchian to a vacant director position. Motion seconded and approved unanimously.
 - Alchian fills a director position expiring with the November 2010 director election.
 - Alchian was appointed a "director-at-large", will be the Board liaison to the Water Conservation Committee, prepare the news letter, continue as webmaster to the KD website, and serve on the ACC committee.

Executive Session brought to order at 5:02PM.

Executive Session adjourned at 6:23PM.

2. Board meeting schedule.

No changes will be made at this time.
3. Goals and initiatives for 2010.
 - The Board had tabled this issue at the January 19, 2010 BoD meeting for further consideration by the board members.
 - The following "Goals and Initiatives" have been adopted for the 2010 Calendar year:
 - a. Research options to allow owners to acquire additional water rights.
 - b. Develop an annual assessment payment option plan.
 - c. Expand communication to the general membership.
4. Assessment policy.

Alchian presented a proposed optional installment payment plan for annual assessments that KD owners could use if they wished beginning in the calendar year 2011. After discussion and comment, Alchian moved to approve the policy as submitted. Motion seconded and approved unanimously. (*see attached*)

B. Vice President

1. Traffic and Road Committee.

- At the last BoD meeting, pursuant to Section VIII.7 - subsection (a) of the KD by-laws, Paul established the "Traffic and Road committee" (*see January 19, 2010 Board of Directors minutes- Section I B.- for details*)
- Highhouse presented the new Charter and Resolution for the committee.
- Sydenstricker volunteered to be the committee's Liaison for the board, (taking the place of Highhouse as Liaison), and will update the board monthly.

Alchian moved to approve the Traffic and Road Charter and Resolution with suggested changes. Motion seconded and approved unanimously. (*see attached*)

2. Neighborhood Watch Program update.
 - As noted in the January 16, 2010 BoD meeting minutes, KD property owner, Sharon Kuykendall, had contacted the HOA to express her interest in volunteering for the King's Deer Neighborhood Watch Program.
 - Alchian moved to recognize Kuykendall as the new chair of the Neighborhood Watch program in King's Deer.

Motion seconded and approved unanimously.

Wasson will contact Kuykendall on the appointment and provide her with the necessary contact information with the El Paso County Neighborhood Watch Program and the Charter and Resolution so Kuykendall may begin organizing and recruiting potential Block Captains. Highhouse has also prepared a "Block Captain Duties" document, which will be forwarded to Kuykendall as well.

C Secretary

1. Newsletter.
Discussion tabled until March 2010 BoD meeting.

D. Treasurer

1. Financial report attached
Further review tabled pending receipt of corrected documents.
2. 2010 Budget
Board review of 2010 Budget revision tabled pending further discussion in a work session.
3. 2009 Tax Report - State and Federal.
A copy of the 2009 KD HOA State and Federal Tax Report, prepared and mailed by the Treasurer, was submitted and reviewed. No issues were noted.
4. Dyer prepared and circulated a letter of "Acknowledgement and Gratitude" for Treasurer Charlotte Christensen in regards for her work and dedication to the community and for preparing the taxes for the HOA at no expense to the community. The Letter was adopted and signed by all directors with their expressed appreciation for Charlotte's efforts.

III. Director's Reports

A. Common Areas

1. Royal Troon & County Line Road
 - During routine community inspections, both Dyer and Wasson had noted continued massive erosion occurring at the southeast corner of Royal Troon and County Line Road resulting in exposure of various utility lines.
 - It was determined that the erosion is occurring in the El Paso County's R.O.W. (Right-Of-Way).
 - Wasson contacted El Paso County DOT about the erosion issue along the road.
 - Bob Popovich, with the El Paso County Public Services Department, responded that the County would assess the situation and determine what action needs to be taken. If necessary, they will contact the appropriate utility companies.
 - The HOA will monitor and follow-up as necessary.
2. King's Deer south main entrance wall at Archers Drive and Hwy 105.
 - A road accident in January of 2010 involving a King's Deer resident resulted in damage to the King's Deer main entrance stucco wall, nearby trees, and sprinkler system.
 - The KD owner involved in the accident contacted the HOA with their insurance company's information.
 - Dyer has been in contact with the insurance company and has submitted a repair estimate to them.
 - Wasson has documented the damaged area for the HOA files with photos and repair estimate, which were viewed by the Board Members.

B. Covenant Enforcement

1. Covenant Violation Report.
No Report. CEOC meeting was cancelled. No violations or updates have been noted since last report.

C. Architectural Control Committee

1. Project status.
 - Paul stated that there are 53 active projects on file.
 - 1 new home construction has been approved in 2010 and none are pending at this time.
 - Detailed report attached

D. Executive Director

1. Dates office closed: February 15, 2010 (President's Day)
2. 2010 Executive Director training classes.
Wasson presented the BoD with CAI classes/seminars for 2010 for the Board's consideration.
3. Phase II Forestry Project.
Wasson contacted the Colorado State Forest Service in Woodland Park and requested the State Foresters to conduct the second and final phase of the on-site inspections for Mountain Pine Beetle Infestation.
 - On-site inspections are scheduled for April 12th and 13th 2010.

- Prior to the inspection dates, notices will be sent to the residents of the properties that will be inspected.
4. Forestry Grant Programs.

The Board asked Wasson to research potential Forestry Grant Programs. Wasson presented the following findings:

 - To be considered for a grant, the community must first have a "Community Wildfire Protection Program" in place and active before even being considered.
 - There are no grant programs available at this time but funds do become available at various times of the year.
 - Most of the funding in the grant programs is earmarked for "Wildfire Prevention", for which King's Deer does not qualify.
 5. Street sign update.
 - At the January 19, 2010 Board of Directors meeting, Wasson was directed to do further research of replacement street signs for some of the aging signs now in place.
 - Further information indicated Brandon Industries (whom we currently purchase street lights and mail boxes) had a superior guarantee for their street signs versus local vendors and at comparable price.
 - The board concurred replacement street sign placards will be purchased from Brandon Industries.
 6. Light pole painting.
 - At the January 19, 2010 Board of Directors meeting, Wasson and Dyer were directed to do further research concerning the cost of repainting/repairing current street light poles which are in need of servicing.
 - Wasson presented a list and number of the light poles requiring repair.
 - Dyer will research the cost of repainting versus the cost of replacing to ascertain the most economical approach to take, and will present the findings to the Board.
 7. Wasson acknowledged receiving copies of the 101 letters sent out to King's Deer residents by the State Water Commissioner in January of this year. (92 for "over-usage" and 9 for "non-reporting")
 - Copies will be placed in respective property files.
 - Wasson indicated that owners in receipt of the letters were complying with the mandatory monthly water meter readings to the State.
 - Sample copies of the letters that were sent out by the State to non-compliant residents will be posted on the King's Deer website.
 8. Assessments received - 442 as of 2/9/2010.

89 properties are in arrears. Late fees and interest are accruing effective February 1, 2010.

VI. Other Business:

1. Water committee -
 - The Board of Directors requested that proposed Water Committee members schedule an organizational meeting within 30 calendar days.
 - At the meeting, "Conflict of Interest" statements will need to be completed by the proposed members and organizational requirements per the "Water Committee Charter"

will need to be completed. The required items need to be forwarded to the Board so they may activate the committee for 2010.

2. The board reviewed the latest correspondence from the HOA's Water Attorney, Hank Worley, and is satisfied with his current course of action concerning water case #08CW257.
3. **1218 Castlecombe, Lot 37, Highlands filing 3** - Sales Office.
 - The board acknowledged that the removal of the sales office from the property had been completed. Site cleanup and restoration remains to be completed.
 - The board approved requesting a continuance on the lawsuit until the final details of the compliance of the suit is verified and monies owed the HOA is received.
4. **20171 Sedgemere, Lot 56, Highlands filing 4** - The Board reviewed a request by the new owners to review the outstanding fees and fines on the property. Having reviewed all pertinent documents and property history, the board has determined the final amount owed to the HOA to be \$100.00 payable by March 30, 2010.
5. **20439 Taversham, Lot 36 Highlands filing 4** - Owners requested an annual assessment payment plan. Highhouse moved to approve the request using the new payment option plan the board approved earlier in the meeting with the contingency that any payments not received by the specified due dates, the standard late fees plus interest will be applied. Motion seconded and approved unanimously.

Highhouse moved to adjourn 9:02PM. Motion seconded and approved unanimously.

/ signed /

President, King's Deer Homeowners Association

/ signed /

Secretary, King's Deer Homeowners Association

Attach:

1. Financials
2. ACC Report
3. Traffic & Road Resolution
4. Traffic & Road Charter
5. Annual Assessment Installment Payments Policy