



**Board of Directors Minutes
July 21, 2010**

Members Present: Rich Paul (President), John Highhouse (VP & Secretary), Lewis Sydenstricker, Penny Dyer (Asst. Treasurer), Dixie Schull, Allen Alchian

Guests Present: Larry Howard, Sam Barnett, Randy Fitzgerald

Executive session brought to order: 5:18PM

Executive session adjourned 7:27PM

Regular meeting brought to order 7:30PM

I. Hearings

Several hearings were conducted. The results were read into the meeting minutes under "Other Business".

II. Adopt meeting minutes from June 16, 2010 (approved via email June 21)

Highhouse moved to approve the minutes from the June BoD meeting via email on June 21, 2010. Motion seconded and approved unanimously.

III. Officers' Report

A. President

1. New CEOC Chairperson
Paul announced that Dixie Schull is the new CEOC Chairperson effective July 2, 2010.
2. 2011 Budget
Board members will meet in August for a working session on the 2011 budget.

B. Vice President

1. Parking permits fee imposition (discussion)
Highhouse pointed out that a line stated in vehicle parking policy. "The board may grant consecutive waivers, and may revoke any waiver before it expires. The Board may levy a fee for parking waivers." Discussion on possible imposition of fees for parking waivers was tabled until July 28 meeting.

C Secretary

1. CEOC Addendum 2010-1 (attached)
Paul moved to approve addendum via email on June 23, 2010. Motion seconded and approved unanimously.
2. Resolution 04-2010, revised policy for Covenant, Rules and Policy Enforcement (attached)
Alchian moved to approve via email on July 9, 2010. Motion seconded and approved unanimously. Effective date for the new policy was July 9, 2010.
3. Call for Candidates letter
Highhouse discussed letter to be mailed August 6, 2010.

D. Treasurer

1. Financial reports for June 2010 (attached)
Alchian moved to approve. Motion seconded and approved unanimously.

2. Annual assessments still outstanding
Paul recommended filing a lien on any property that the assessments, fines, and penalties owed the HOA total \$500.00 or more. Board concurred unanimously.
3. Review Allowance for Bad Debt
After analysis of uncollected debts due the HOA, Alchian recommended to increase the budget line item Bad debt allowance by \$500.00 per month for the next three months (July, August, September) to recognize the likely increase in this category. Board concurred unanimously.
4. Completion of Wall Repair
Dyer announced the completion of the repairs to the wall at 105 & Archers, which was damaged this winter. The actual amount spent on repairs was \$3118.45. The HOA received \$3114.58 from the individual's insurance company. Dyer recommended closing out of project and expensing the \$3.87 difference. Motion seconded and approved unanimously.

IV. Directors' Reports

A. Common Areas

1. Light pole painting update
Dyer reported that one pole has been taken to a painter as a test of the powder coat method. Once completed and installed, she will notify the Board of the costs involved using this method. The costs and benefits of the different paint methods can then be compared.
2. Replace trail signage
Dyer reviewed a plan to install new trail signage. The new signs would replace the existing signs and add many new locations. The new signs are more upscale and present a better image for the King's Deer community. Alchian recommended the board agree to using the Reserve Funds account for this project, explaining that the signs have served their effective useful life and are now damaged, weather-worn, or otherwise in need of replacement throughout the trail system. He explained that paying for replacement assets at the end of the useful life is the reason for having a Reserve Fund and it should therefore be used for that purpose. The discussion was tabled until the July 28, 2010 Board meeting
3. "Adopt a Path" program (suggested by Tom Haddan)
Paul raised the question of liability insurance with volunteers close to personal property and the roadways. The Board continues to request that homeowners with trail easements to please maintain the area between the trail and the road.
4. Trail removal - Sixpenny Trail and Insborough to common area
Dyer proposed that the Board look into abandonment of two sections of the trail and restore to native grasses. The Board agreed that further consideration would require notification to membership to allow for feedback of the proposal before action is taken.
5. Trail repair – White Cliff @ Hunting Down, Roller Coaster @ Castlecombe (reserve funds)
Dyer received bid for repair. Alchian proposed using the reserve funds for these areas of trail repair, since due to severe wear and erosion they have outlived their normal useful life. Discussion was table until July 28, 2010 Board meeting for more information.
6. Pond chemicals
Dyer discussed the different chemicals used in both ponds for algae control.

B. Covenant Enforcement Committee Report (minutes attached)

1. First mowing notices sent out. Timeline was stated for second notices and hearings.
2. Parking violations and/or waiver requests were forwarded to Board of Directors. (reviewed during the Hearing segment of this meeting)

3. Playing field – Responding to an email complaint from an owner about the sports field being used by non-HOA members, the Board recommended the owner be notified to call the County Sheriff’s Office when he is aware of the trespassing.

C. Architectural Control Committee Report (minutes attached)

1. Resolution 05-2010, Renewable Energy Generation Devices Policy (attached) was presented to the Board. Paul moved to approve as written. Motion seconded and approved unanimously. The effective date of the policy was July 21, 2010.
2. One new home construction was approved since the last report.
3. Three landscaping projects were approved since the last report.

D. Water updates

Alchian reported a revised proposed water decree was received from the Declarants’ attorney on the morning of July 21. The purpose of the decree is to increase the annual water authorization for three properties in King’s Deer and ultimately serve as a model decree that can be used for increasing water authorizations for other King’s Deer owners who wish to purchase additional water rights. A preliminary review indicates the decree accommodates the HOA goal to ensure the property owners benefitting from the additional water authorization will be solely responsible for the augmentation requirements associated with the additional water authorization. A more detailed review of the proposed decree is being accomplished.

E. NEPCO

Alchian reported that he and R. Paul attended the June 12 NEPCO meeting. It was the annual review of HOA-related legislation and legal requirements by attorney, Lenard Rioth. The meeting also included a presentation by El Paso County Public Trustee, Thomas Mowle who reviewed foreclosure trends and procedures as they affect homeowner associations. Alchian said this was one of the most informative and valuable NEPCO meetings he’s attended; he gave the HOA an audio recording of the two presentations on a CD so any directors who might be interested in either segment can listen to the presentations.

F. Traffic and Road Committee

The sunset date was June 30, 2010. The Board did not renew the charter for this Committee.

G. Neighborhood Watch update

Kuykendall filed the official paperwork with county coordinator making the King’s Deer Neighborhood Watch organization now official. Commendations to Sharon Kuykendall for all the work she has done in getting the Neighborhood Watch up and running in our community.

H. Executive Director

1. Member Balance detail – 39 properties are still in arrears
2. Dates Office closed - July 23, 2010 and August 13, 2010
3. Roads - Wasson has notified the El Paso County DOT about several locations of potholes and streets with 1” -2” cracks across. The response from DOT was that they had logged service requests for those locations. Wasson also identified Roller Coaster Rd from Royal Troon to Kershaw as very degraded due to pothole damage and subsequent repairs. DOT will put on their list to look into it.

V. Other Business:

A. 19105 Baskerville Way – parking waiver request (Larry Howard and Sam Barnett)

The Board unanimously approved to enforce the covenants regarding the parking policy on this property as we do on all other properties in Kings Deer, as it applies to the vehicles owned by

the residents of the property. In addition, the Board unanimously approved to grant permission for a dumpster to be placed on property, in a location preferred by owner, through August 31. A waiver is granted to the vehicle parking policy until the dumpster is removed from the property or until August 31, 2010 which ever occurs first.

- B. 19822 Kershaw Court, Lot 39 Highlands filing 4 – Van**
The Board approved a waiver through September 30, 2010 to achieve compliance with Kings Deer covenants and rules. Five voted for and one abstained (Highhouse).
- C. 1218 Castlecombe Lane, Lot 39 Highlands filing 3 – parking**
The Board unanimously approved a waiver through September 30, 2010 to achieve compliance with Kings Deer covenants and rules.
- D. 20416 Hunting Downs, Lot 45 Highlands filing 5 – dead trees and trash cans**
Trash cans – The Board unanimously approved a \$25.00 fine per occurrence of trash cans being outside garage (on non trash collection days).
Dead trees – The Board unanimously approved fines of \$50.00 per week to begin August 2 for non-removal of dead trees.
- E. 19719 Hunting Downs, Lot 34 Highlands filing 6 – parking**
The Board unanimously did not grant requested waiver, and will enforce the covenants regarding the parking policy on this property as we do on all other properties in Kings Deer, as it applies to the vehicles owned by the residents of the property.
- F. 565 Kings Deer Point, Lot 36 Classic filing 1 – parking request**
The Board unanimously did not grant requested waiver, and will enforce the covenants regarding the parking policy on this property as we do on all other properties in Kings Deer, as it applies to the vehicles owned by the residents of the property.
- G. 750 Trumpeters Ct., Lot 10 Classic filing 2 – semi-trailers**
The Board unanimously approved closing out of violation.
- H. 850 Trumpeters Ct., Lot 4 Classic filing 6 – RV parking waiver**
The Board unanimously approved a 7 day parking permit in accordance with the RV parking policy.
- I.** Paul requested Board members check the website for the entrance signage presentation from the 2008 Annual Meeting for discussion at the July 28, 2009 meeting.

Schull moved to adjourn at 9:01PM. Motion seconded and approved unanimously.

/ signed /

Richard Paul, President of Kings Deer HOA

/ signed /

John Highhouse, Secretary of Kings Deer HOA

Attach:

1. Financials
2. CEOC Report
3. ACC Report
4. CEOC Addendum 2010-1
5. Resolution 04-2010
6. Resolution 05-2010