



**Board of Directors Minutes  
August 25, 2010**

**Members Present:** Rich Paul (President), Allen Alchian, Dixie Schull, John Highhouse (VP & Secretary), Charlotte Christensen (Treasurer)

**Members Absent:** Penny Dyer (Asst. Treasurer), Lewis Sydenstricker

Meeting brought to order at 5:11 PM. The Board went into executive session at 6:20 PM and ended at 6:37 PM to conduct a hearing. The Board returned to open session at 6:38 PM.

**I Adopt meeting minutes from July 28, 2010**

Highhouse moved to table until all Board members have seen the final copy of the minutes.

**II. Officers' Report**

**A. President**

1. Paul recommended the Board members hold a working meeting to discuss the 2011 budget. The completed 2011 budget will be submitted for Board approval at the September 22, 2010 board meeting.
2. Alchian moved to approve submitted 2010 ballot form and cover letter with the change requested by Schull. Motion seconded and approved unanimously.
3. Alchian moved to approve changing next month's Board meeting date to September 22, 2010. Motion seconded and approved unanimously.

**B. Vice President – No report**

**C Secretary**

1. The deadline for receipt of newsletter articles is September 30 and the mail out will be in the beginning of October.
2. Resolution 06-2010, Recording Lot-Owner Name Change, was approved via email on August 9, 2010 by a motion from Alchian and unanimous approval by the directors.
3. The Board established the Date of Record for 2010 Election of Directors as Sept 20, 2010.
4. The Board set Oct 25, 2010 as the date for mailing of the annual meeting notice.

**D. Treasurer**

1. Highhouse moved to approve use of reserve funds for 5 light poles purchased in July and refinish of one. Total will be \$2050.00. Motion seconded and approved unanimously.
2. Christensen explained the differences between an audit and review. The objective of an audit is to determine that the financials are not materially misstated. The review is to determine if the balances are reasonable. The cost of a review is approximately half that of an audit. Alchian moved to approve an independent financial review in 2011 for the fiscal year 2010 with understanding if significant irregularities are found, a full audit will be performed on fiscal year of 2010. Motion seconded and approved unanimously.
3. Alchian moved to approve July financials. Motion seconded and approved unanimously.

### III. Directors' Reports

#### A. Common Areas

1. Light pole painting update –The painting of the light pole at Penny Royal & Kershaw has been completed. Also, the light pole at Insborough & Kershaw has been powder coated and reinstalled.
2. Three locations of the trail system are undergoing repair and have received the first fill dirt. The grading will resume as the dirt dries out from the recent rains. It will be compacted and left to settle through the fall with final resumption of finish work will to be done in the spring. The locations are Roller Coaster and Castlecombe, White Cliff and Hunting Downs, and Kershaw and Roller Coaster.
3. New maintenance and repair issues have developed concerning the pond on Archers. The Board has asked Dyer to research into repair costs and possible alternatives before any further action is taken.

#### B. Covenant Enforcement

Schull reported that the Committee has closed out 10 violations that went to hearing in July. The CEOC reviewed 6 parking violations. There was 1 dog and 1 trash notice sent out with compliance met by the deadline. Also 5 landscaping violations were reviewed with 3 being closed out as now being in compliance.

#### C. Architectural Control Committee

There are 44 active projects currently on file with 1 new home construction pending. Two landscaping projects and one house addition have been approved. Five project monitor visits were conducted. The annual new construction summary is 3 new home constructions have been approved, 1 pending and 1 disapproved in 2010.

#### D. Water updates

Alchian briefed board members on the current water court case. The HOA's requested changes to the proposed decree were agreed to by the Palmer Divide Water Company and the decree was submitted for a final ruling. As of August 25, 2010 a final ruling has not yet been determined.

#### E. Neighborhood Watch update

Schull reported that Kuykendall is planning to hold a meeting in the near future with all Block Captains and Geri Elsasser, the El Paso County Sheriff's Office Neighborhood Watch coordinator. They are working to find an open date to hold the meeting. The Neighborhood Watch has been activated with notices for vandalism, coyotes and go-kart/dirt bikes.

#### F. Executive Director

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|---------------------------|--|
| 1. Monies owed            | Compliance fees & member balance detail reports attached                             |
| 2. Dates Office closed    | Labor Day September 6, 2010  |
| 3. Road service requested | New stop signs requested at Kershaw and Taversham, Glasbury, Sedgemere & Kings Cross |
| 4. Foreclosures           | There were 3 new foreclosures this month   |

**IV. Other Business:**

**A. 19230 Lochmere Court, Lot 51 Highlands filing 2 – vehicle parking.**

Citing the Highlands Covenants Section 23, the Board unanimously approved imposing a \$50.00 fine for any week, beginning September 1, 2010, that the motorized vehicles (ATV's, dune buggy, dirt bikes, etc.) are seen parked or stored on the property outside the garage.

Schull moved to adjourn at 8:30PM. Motion seconded and approved unanimously.

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*Richard Paul, President of Kings Deer HOA*

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*John Highhouse, Secretary of Kings Deer HOA*

**Attachments:**

1. Financials
2. ACC Report
3. CEOC Report
4. 2011 Budget draft
5. Director Election letter
6. Ballot Board of Directors
7. Agenda Annual Meeting
8. ACC Compliance fees report
9. Member balance detail