



Board of Directors Minutes

August 17, 2011

Members Present: John Highhouse (President), Rich Paul (Vice President and ACC chair), Allen Alchian (Secretary), Lewis Sydenstricker (NEPCO)

Members Absent: Penny Dyer (Common Areas and Assistant Treasurer), Dixie Schull (CEOC and Neighborhood Watch)

Guests Present: Holly West, Glen Hood

Hearings brought to order 5:03 PM and adjourned at 5:40 PM

Meeting brought to order at 5:41 PM

I. Record of Previous Board Action

- A. July 20, 2011 Board of Directors meeting minutes approved by email July 25, 2011 on a motion by Rich Paul. Motion seconded and approved unanimously.

II. Officers' Report

- A. President – No report
- B. Vice President – No report
- C. Secretary – No report
- D. Treasurer
 1. June Financial Report approval was tabled to resolve some financial details.
 2. Delinquent Assessments were reviewed by the Board.

III. Directors' Reports

- A. Common Areas Report was tabled until the next Board meeting.
- B. Covenant Enforcement
 1. There were 35 new violations reviewed by the Covenant Enforcement Oversight Committee (CEOC) at their August 4 meeting that were new violations (i.e. not on the July 7 CEOC meeting agenda). Of those, 21 have been resolved, 10 are still being monitored, and four were referred to the Board of Directors for a hearing.
 2. There were 47 covenant violations reviewed by CEOC at their August 4 meeting that were still open from the July 7 CEOC meeting. Of those, 14 were resolved and closed; the remainders were referred to the Board of Directors for a hearing.
- C. Architectural Control Committee
 1. Project Status Update. There are currently 57 active ACC projects, and five new home construction projects have been approved in 2011. ACC report attached
- D. NEPCO – No report
- E. Neighborhood Watch – No report
- F. Water Resources – No report
- G. Executive Director
 1. Office Closure: The office will be closed August 19 and Labor Day September 5.
 2. Two King's Deer properties have changed ownership since the last Board meeting.

3. Annual Mowing Update. 1335 Chapel Royal Court mowed the front yard but not the back. In accordance with the Board's hearing results a \$50 fine was assessed.
4. Computer Training. A refund is expected this week.

IV. Hearing Results

- A. 1317 Montcombe Drive, Lot 63 Highlands filing 4 – mowing and dead tree. Compliance met; closed; unanimous Board decision.
- B. 18553 Wetherill Road, Lot 28 Highlands filing 3 – dead tree. Compliance met; closed ; unanimous Board decision.
- C. 1653 Kings Cross Lane, Lot 52 Highlands filing 4 – trash can. Compliance met; closed; unanimous Board decision.
- D. 2116 Trenholme Drive, Lot 55 Highlands filing 5 – multiple vehicles parking outside. Owner explained the unique circumstances they face and asked the board to defer action to allow an acceptable resolution. The Board unanimously agreed to allow the owner though the Labor Day weekend (September 5, 2011) to resolve the problems.
- E. 710 Kings Deer Point, Lot 53 Classic filing 1 – trash can. Compliance met; closed; unanimous Board decision.
- F. 19135 Royal Troon Drive, Lot 22 Highlands filing 2 – pop-up camper. Compliance met; closed; unanimous Board decision.
- G. 19623 Falcon Crest Court, Lot 41 Highlands filing 1 – dead trees. Board deferred action and will have CEOC reevaluate compliance at their next meeting. If trees are still present a hearing will be scheduled for the September 21, 2011 meeting.
- H. 19230 Lochmere Court, Lot 51 Highlands filing 2 – multiple vehicles parking outside. Owner was present and requested additional time to resolve the problems. The Board unanimously agreed to a deadline of September 5, 2011, after which a \$50.00 fine will be assessed per repeat occurrence of the violation.
- I. 19105 Baskerville Way, Lot 9 Highlands filing 6 – parking waiver. Board unanimously agreed to extend through May 31, 2012 the previous parking waiver which was originally approved at the September 22, 2010 Board meeting for a silver Jeep Liberty driven by a medical assistant.

Paul moved to adjourn at 6:04 PM. Motion seconded and approved unanimously.

Minutes approved by the Board of Directors, August 25, 2011.

/ signed /

John Highhouse, President

/ signed /

Allen Alchian, Secretary

Attachments:

1. ACC Report

Next Board Meeting: 5 PM Wednesday, September 21, 2011; 707 County Line Road, Palmer Lake, CO.