



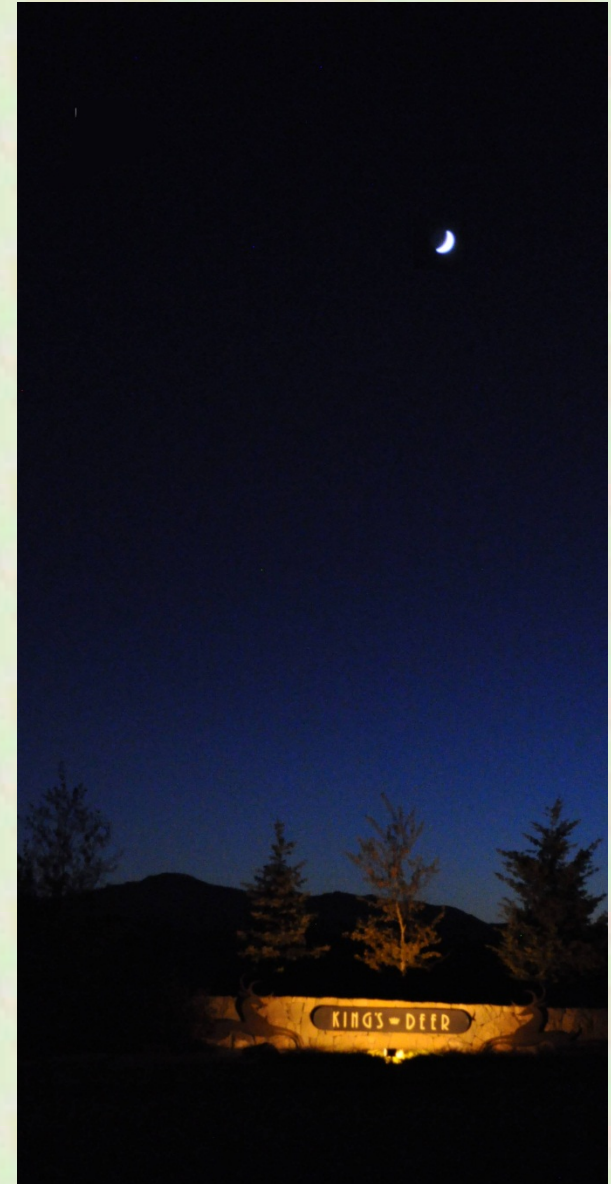
KING'S DEER

*Annual Meeting
November 13, 2012*



Agenda

- **Introductions**
- **Director and Committee Reports**
- **Water Presentation**
- **Election Results**
- **Open Discussion**
- **Adjournment**



(Photos by King's Deer residents)

Introductions

Jack Scheuerman (King's Deer attorney)

Charlotte Christensen (HOA Treasurer)

Pat Wasson (King's Deer Executive Director)

Board of Directors

John Highhouse (President)

Rich Paul (Vice President, Architectural Control Committee)

Allen Alchian (Secretary, Covenant Enforcement Oversight Committee, Water)

Penny Dyer (Assistant Treasurer, Common Area Maintenance)

Vern Kuykendall (NEPCO Representative, Neighborhood Watch)



Annual Meeting Handouts

- **Agenda**
- **2013 Budget with Account Descriptions**



Director and Committee Reports

- **State of the HOA (Highhouse)**
- **Treasurer's Report (Christensen)**
- **Common Area Maintenance (Dyer)**
- **Architectural Control Committee (Paul)**
- **Covenant Enforcement (Alchian)**
- **Neighborhood Watch (Kuykendall)**
- **Water Report (Alchian)**
- **2012 Election Results (Alchian)**
- **Open Discussion**



State of the HOA

John Highhouse

President

King's Deer Homeowners Association



State of the HOA

Entrances

Pond

Street Lights

Playground Equipment

Community Events Signs



State of the HOA



Budget & Finances

Covenant Enforcement

Communication

Water



State of the HOA

- Continue our multiyear plan for renovating and restoring HOA owned assets.
- Maintain a balanced approach with regards to HOA funds, spending as necessary on current needs, while building reserves for future needs.
- Enhance communication with property owners.
- Design Standards update.
- It takes a community to make a community. Thanks to all that participate. We are always looking for new volunteers.



Financial Report

Charlotte Christensen

Treasurer

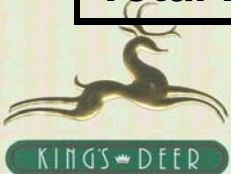


Financial Report

Budget Vs. Actual (Income)

INCOME	2012 Budget	As of 9/30/2012	Projected 12/31/2012	Variance Over/(Under)	2013 Budget
Annual Assessment	159,300	119,475	159,300	-	159,300
Donated Services*	14,000	6,875	14,000	-	14,460
Other	10,400	23,892	29,532	19,132	12,400
Total Income	\$183,700	\$ 150,242	\$196,161	\$10,961	\$186,160

*Donated Services					
Accounting Oversight	4,100	3,200	4,100	-	4,560
Annual Water Report	5,000	-	5,000	-	5,000
Project Monitoring	2,000	1,500	2,000	-	2,000
Website Maint.	2,900	2,175	2,900	-	2,900
Total Donated Svs	\$14,000	\$6,875	\$14,000	-	\$14,460



Financial Report

Budget Vs. Actual (Expenses)

EXPENSES	2012 Budget	As of 9/30/2012	Projected 12/31/2012	Variance Over/(Under)	2013 Budget
Administration	74,590	52,277	70,920	(3,670)	74,314
Bad Debts	10,000	2,800	2,800	(7,200)	5,000
Maintenance	48,864	48,825	51,825	2,961	54,198
Professional Fees	16,858	13,421	17,633	775	19,260
Other Expenses	20,632	16,169	21,325	693	20,632
Total Expenses	\$ 170,944	\$ 133,432	\$ 164,503	(\$ 6,441)	\$173,404
Reserve Allocations	12,756	10,158	13,347	591	12,756
Total Expenses and Reserve Allocations	\$ 183,700	\$ 143,650	\$ 177,850	(\$ 5,850)	\$186,160



Financial Report

Budget Vs. Actual (Net Income)

	2012 Budget	As of 9/30/2012	Projected 12/31/2012	Variance Over/(Under)	2013 Budget
Total Income	\$ 183,700	\$ 150,242	\$ 202,832	19,132	\$ 186,160
Total Expenses and Reserve Allocations	\$ 183,700	\$143,650	\$ 177,850	(5,850)	\$186,160
Current Year Net Income/(Loss)	-	\$ 6,592	\$ 24,982	\$ 24,982	-



Financial Report

Balance Sheet (as of September 30, 2012)

Assets	Total	Liabilities & Equity	Total
Total Bank Accounts	300,118	Liabilities	
Net Accounts Receivable	971	Accounts Payable	170
Total Other Assets	6,959	Accrued Expenses	1,781
Total Assets	<u>\$ 308,048</u>	Compliance Fee Deposits	40,500
		Unearned Assessments	39,825
		Total Liabilities	<u>\$ 82,276</u>
		Equity	
		Reserve Fund	194,298
		Operating Fund	31,474
		Total Equity	<u>\$ 225,772</u>
		Total Liability & Equity	<u>\$ 308,048</u>



Financial Report

Statement of Changes in Fund Balances

(Period ending September 30, 2012)

	Reserve Fund	Operating Fund	Total Fund Balance
Balance January 1, 2012	\$ 184,140	\$ 24,882	\$ 209,022
Revenues in Excess of Expenses		16,750	16,750
Transfer from Operating Fund to Reserve Fund			-
Allocation of 2012 assessments to Reserve Fund	10,158	(10,158)	-
Reserve expenditures	-		-
Balance September 30, 2012	<u>\$ 194,298</u>	<u>\$ 31,474</u>	<u>\$ 225,772</u>



Common Area Maintenance

Penny Dyer



Trail Bridges Painted



Archers Entrance Sign Powder Coated



Highway 105 Wall Painted



Highway 105 Wall Painted



Pond Gazebo Painted



Pond Trees Trimmed



Pond Cattails Removed New Electrical Box and Timer



Pond Free of Cattails Water Level Down



Roller Coaster Entrance Sign Powder Coated



Roller Coaster Entrance Sign



New Signs Along Roller Coaster At Sports Field



Sports Field: No Access Barrier



Sports Field Access Road Resealed



Sports Field Parking Lot Resealed



Architectural Control Committee

Rich Paul

Director of ACC

Architectural Control Committee Members:

- Rich Paul (chair)
- George Panoncillo
- Tom Haddan
- Allen Alchian
- Vern Kuykendall
- John Witsken



ACC: Overview and Notable Trends

- ❧ Currently the ACC is monitoring 91 active projects.
- ❧ Construction for 2012 has exceeded 2011 and currently stands at 7 new home applications being submitted for the year.
- ❧ Miscellaneous project applications have remained constant over the last 2 years.
- ❧ The issue of the mandatory fire suppression system requirement that began the latter part of 2010 by the Regional Building and District Fire Chief is no longer in effect.
- ❧ An update to the *Design Standards* was approved and made effective in August.



Design Standards Update

- In July of this year, the Board of Directors approved a revision to the *Design Standards* that went into effect on August 1, 2012.
- Most changes are of administrative nature or for clarification to points that have historically caused confusion to readers.
- Most notably, past changes to the *Design Standards* have been incorporated into the body of the text in this version so they will be easier for readers to understand the entire restrictions.
- These changes did not effect any of the requirements save one.
 - The color white will not be an acceptable color for future fences.



Overview of Project Applications 2012 VS. 2011



2012 Project Applications

- New Home Construction – 7
- Detached Garages – 0
- Landscaping - 16

2011 Project Applications

- New Home Construction – 6
- Detached Garages – 1
- Landscaping - 18



Covenant Enforcement Oversight Committee (CEOC)

Allen Alchian

Chairman

Al Walter

Cindy Fenton

Vern Kuykendall

Rich Paul



CEOC Overview

- Process oriented, not enforcement oriented
- Monitor covenant enforcement process
 - uniform
 - objective
 - due process
 - transparent
- Meet monthly (about 1 hour)



2012 Enforcement Activity

Type of Violation	Number	Type of Violation	Number
Fencing (inc'l snow)	4	Recreational Vehicles	12
Parking	18	Nuisance and Animals	1
Play Equipment	6	Mowing	131
Landscaping	1	Dead Trees and Slash	13
Trash Container	14	Utility Trailers and Equipment	20
Water Meter Reading	37	Miscellaneous	4



Neighborhood Watch Program, NEPCO, and Facebook

Vern Kuykendall

Acting King's Deer Neighborhood Watch Coordinator

(719) 559-0628

email: nw@kingsdeer.org or lrkuykendall@comcast.net

www.kingsdeer.org/neighborhoodwatch.php

November 2012



Neighborhood Watch (NW)

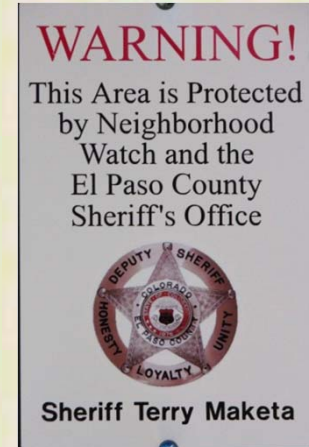
- **What is Neighborhood Watch? – Program to make residents less vulnerable to crime and make Kings Deer safer**
- **What it is not? – Emergency, crisis or crime response**
 - You must call 911 or non-emergency numbers (See web site)
 - No alerts for lost pets, or response to home alarms, or
- **Program Status**
 - Need Volunteer Block Captains for remaining unmanned Blocks and to become the coordinator
 - Need contact info for residents for NW communications
 - If not receiving alerts, see me at NW table
- **Block Captain Responsibilities**
 - Maintain coordination data for the neighborhood block
 - Share info and alerts from EPSO and KD NW with neighbors



Neighborhood Watch (NW)

Plans for 2013

- Fill open coordinator position – need volunteer
- Fill remaining Neighborhood Block Captain positions
- Enhance neighborhood communications and information sharing
- Expand web site for NW
- Hold Block Captain meeting
- Evaluate use of Facebook



Please stop at our table to volunteer as Block Captain and/or to provide contact data.



NEPCO (WWW.NEPCO.ORG)

- **North El Paso County Coalition of Community Organizations (NEPCO)**
 - 30 Neighborhood Organizations – 6688 homes or lots
 - Kings Deer membership includes all our owners
- **Bi-Monthly meetings of general interest**
 - Second Saturdays, 10AM, Monument Town Hall
 - Open Executive Board meetings on alternate months
 - 2013 meeting plans in development
 - Next meeting 12 January – Follows Men's Breakfast
- **NEPCO provides an opportunity for two way information exchange**
 - Meetings are presentations and interaction
 - Formal comments provided by Land Use Committee (volunteer opportunities)
 - Web site for information, presentations, minutes, etc.
 - Considering formation of Committee on Transportation



Facebook

- We have a Facebook page now - King's Deer HOA
 - If you use Facebook, check us out and give a “like”
- While the page is up, we are still experimenting and learning
 - Good for pop up and near term items and events.
 - If you use Facebook, you can see new posts vice going to our HOA website
 - Considering how this might be Neighborhood Watch tool
- Need an experienced Facebook person to help maximize the effectiveness of this communication tool



Water Report

Allen Alchian

Secretary and Director for Water Resources (“water czar”)

ITINERARY

2012 Water Well Pumping Preliminary Results

Augmentation Plan Review

Water Study

Status of Selling Additional Water Rights

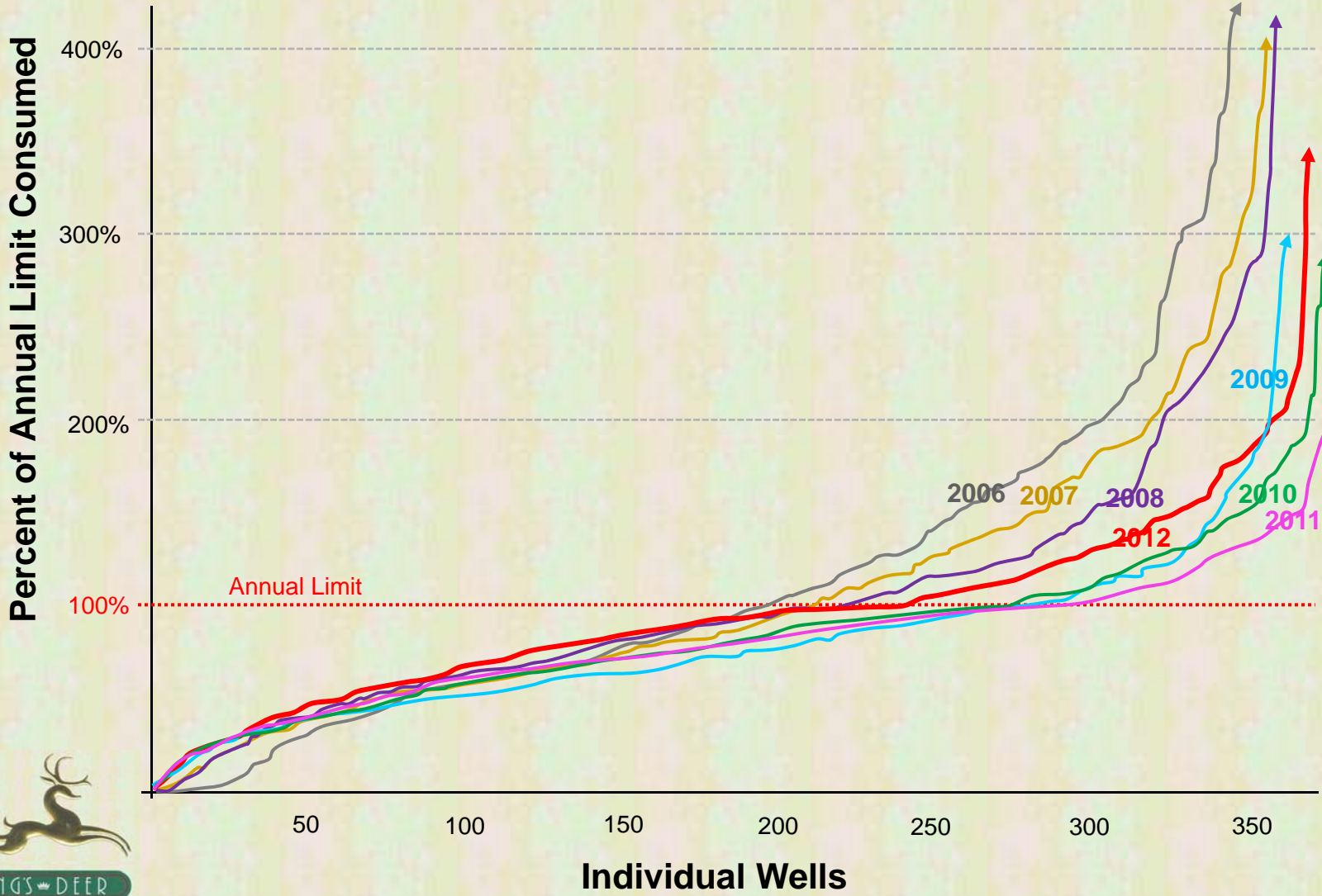


2012 Water Report

- 💧 531 Residential properties
- 💧 395 Wells
 - 💧💧 259 under their annual limit (66%)
 - 💧💧 111 exceeded the annual limit (28%)
 - 💧💧 25 not reported or invalid readings
- 💧 Average draw per well approximately 127,000 gallons



Annual Water Use



Water Augmentation Plan

- ◆ Approved by Colorado Water Court
- ◆ Defines limits, restrictions, and conditions on water use
- ◆ Enforced by Office of the State Engineer
- ◆ Enables multiple users of available water
- ◆ Protects those having senior water rights
- ◆ Non-compliance=loss of water access
- ◆ King's Deer: 2 primary water augmentation plans



County Line Road

413 Lots
and
some of
golf course

'94 Augmentation Plan

118 Lots
'93

Augmentation
Plan

King's Deer Water
Augmentation Plans

531 Total Lots



93 Water Augmentation Plan

- 💧 118 King's Deer Properties
- 💧 Discharge water into Monument Creek every year
 - 💧💧 HOA responsibility
 - 💧💧 3% of prior year's total draw from 118 wells
 - 💧💧 Required since beginning of King's Deer
 - 💧💧 Capability established by KD developer
 - 💧💧 HOA pays for annual augmentation
 - 💧💧 About 400,000 gallons/year



County Line Road

413 Lots
and
some of
golf course

'94 Augmentation Plan

118 Lots

'93

Augmentation
Plan

King's Deer Water
Augmentation Plans

Hwy 105

531 Total Lots



94 Water Augmentation Plan

- ◆ 413 King's Deer properties
 - ◆ No augmentation required during first 30 years
 - ◆◆ Start in 2027
 - ◆◆ Start at 0.33% of total annual draw for first 5 years
 - ◆ Annual rate gradually increases
 - ◆◆ Increases every 5 years
 - ◆◆ Year 2100: about 2.5%
 - ◆◆ Maximum rate: 8.3% after 300 years
- Estimate*: 2027—½ ac-ft*
2077—3 ac-ft*
2128—6 ac-ft* * Estimates exclude golf course
- ◆ Includes some golf course water
 - ◆ Annual augmentation: HOA responsibility
 - ◆ No augmentation capability presently exists



94 Augmentation Plan Issues

- 💣 No augmentation capability
- 💣 Legal obligation
- 💣 15 years to comply
- 💣 Design for what capacity?
- 💣 Cost/Financing



Potential Solutions

- Drill deep well, install 2 miles of pipeline
- Pay for performance
- Buy and deliver
- Water Augmentation Study
 - Committee of 4 HOA members
 - Tom Haddan, Vern Kuykendall, Rich Paul, Allen Alchian
 - Develop Request for Proposal
 - ID challenges
 - Evaluate options
 - Predict costs
 - Pending contract

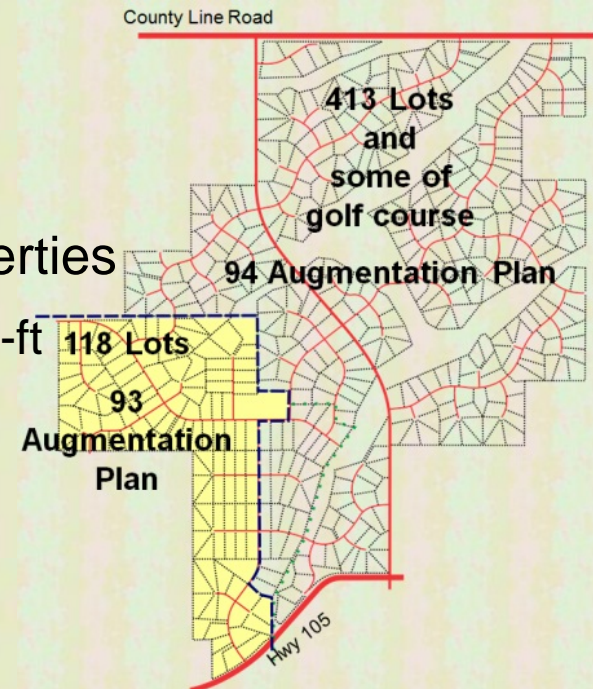


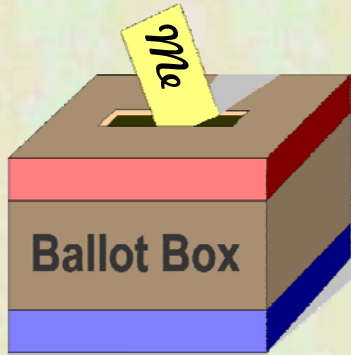
Palmer Divide Water Company

(King's Deer Developer)

Selling Additional Water Rights

- ◆ 2010: King's Deer Annual Meeting
 - ◆◆ Announce plan to sell additional water rights
 - ◆◆ No court approved water augmentation plan
- ◆ Summer 2012: Abandoned effort to offer water to 80% of community
 - ◆◆ Assumed HOA would do augmentation
 - ◆◆ Did not benefit *all* HOA members
 - ◆◆ Augmentation plan too complex and costly
- ◆ Pursuing augmentation plan for 118 KD properties
 - ◆◆ Increase annual allotment from 0.38 to 1.0 ac-ft
 - ◆◆ *May* be available to purchase in 2013
 - ◆◆ Sell to 50 property owners





Election Results

- 4 director positions to be filled
- 2 candidates
 - Allen Alchian (elected)
 - John Highhouse (elected)
- Two year terms
- Two director vacancies remain
 - Filled by Board appointment

