



Board of Directors Minutes

April 18, 2012

I. Record of Previous Board Action

- A. March 20, 2012 Board Meeting Minutes unanimously approved by email on March 28, 2012 on a motion by Kuykendall.

II. Officers' Report

A. Vice President

- 1. Pine Beetle Inspection. Paul reminded that the annual mountain pine beetle inspection by the Colorado State Forestry Service will be done on the morning of Monday, April 30. Directors Alchian and Kuykendall will accompany the inspectors during their visit. Letters have been sent to each owner whose property will be inspected
- 2. White Cliff Pond Signage. Three signs will be procured by King's Deer HOA to prevent trespassing on private and golf course property. The golf course management has agreed to have their maintenance people install the signs.

B. Secretary

- 1. Annual Director Election and November Membership Meeting. Alchian reviewed key dates and events leading to the director election and annual membership meeting. Paul moved to set the annual meeting Date of Record on the close of business, Friday, August 31, 2012. Seconded and approved unanimously. By consensus, the board agreed to conduct the election of directors by email as was done in the previous recent years. The board also set, by unanimous consensus, the nomination period for candidates of the vacating director positions as Monday, August 6, 2012 to the close of business, Tuesday, September 6, 2012.

C. Treasurer

- 1. March Financial Report. (Report, once approved, will be attached.) A review of the financials raised a couple of questions that will be researched. Final approval will await the results of the research.
- 2. Annual Assessments. Dyer reported that we have 18 members in arrears on payment of the 2012 HOA annual assessment.
- 3. Delinquent Accounts Review. Board members reviewed property owners in arrears on late fees, interest, fines and assessments. The Board noted that the number of owners in arrears has declined through payments of amounts due to the HOA.

III. Directors' Reports.

A. Common Areas

- 1. The Directors agreed to have posts placed across the ramp area leading down from Roller Coaster to the Sports Field to eliminate vehicle parking in that area.
- 2. Lights at Archers have been ringed with stones for protection from damage by snow thrown by snow plows.
- 3. Entry signs at Roller Coaster and Highway 105 have been refinished and installed, a sign from Archers and 105 is now being refinished.
- 4. Six new replacement light poles have been received.
- 5. The asphalt drive and parking area at the playground/multi-use field has been resealed.
- 6. The pond fountain has been repaired.
- 7. Trail work will soon begin.

B. Covenant Enforcement Oversight Committee

- 1. The CEOC reviewed seven new violations; five were vehicle violations and two were for trash or debris. One of the vehicle violations was referred to the board for actions because the

owner requested a temporary waiver from the restrictions. The CEOC reviewed five previous violations that were not previously resolved; four have been resolved and one was tabled awaiting a June 1, 2012 resolution deadline.

2. Committee Appointments: Alchian moved to approve appointment of Cindy Fenton and Vern Kuykendall to the CEOC as voting members. Motion seconded and approved, with Kuykendall abstaining.

C. Architectural Control Committee. (Report attached.)

1. Paul reviewed the recent ACC activity. Three new home construction projects have been approved for King's Deer in 2012 and one is currently under review. There are a total of 62 active ACC projects.

D. NEPCO.

1. Kuykendall reported that the next NEPCO meeting will be May 12, 2012 at the Monument Town Hall; the featured presentation is our local representative, Amy Stephens, who will give an update on recent legislative actions.

E. Neighborhood Watch (Report attached.)

1. Kuykendall reported King's Deer had one break-in, and a Neighborhood Watch sign is missing and will be replaced.
2. Mikel Baker is the new Neighborhood Watch Coordinator for the Sheriff's Office.

F. Water Committee

1. Water Augmentation Update. Alchian reported the committee completed a Request for Proposals and sent it out to eight engineering firms. The RFP is to solicit bids for a study to determine the optimum means to satisfy the water augmentation obligations required under the 94 Water Augmentation Plan. The Board authorized potential funding in an unspecified amount for the study depending on and contingent upon a successful response from the RFP. A final decision on funding a study will be made after proposals are received.
2. Great Divide Water Company Augmentation. Alchian sent a letter in January to Great Divide Water Company inviting them to respond to the possibility of providing water augmentation services for King's Deer water augmentation obligations under the 94 Water Augmentation Plan. Although they indicated a response would be sent to King's Deer in time for this board meeting, none has been received. Alchian will follow up with them.

G. Executive Director

1. Scheduled Office Closures - Monday, May 28, for Memorial Day holiday.
2. There were seven property ownership changes since the last board meeting.
3. The board agreed to fund the registration fee for those board members who were interested in attending the CAI Law Day seminar in May. Alchian and Kuykendall both expressed interest.

IV. Hearing Results

- A. Lot 12 Classic filing 4 – Multiple Vehicles. Board unanimously approved to grant waiver for incident cited based on input from owner.

At 7:45 PM Paul moved to adjourn. Motion seconded and approved unanimously.

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John Highhouse, President

Allen Alchian, Secretary

Attached:

1. Financial Report.
2. ACC Report
3. Neighborhood Watch Report