



Board of Directors Minutes

Wednesday, September 18, 2013

Members Present: John Highhouse (President), Allen Alchian (Secretary), Rich Paul (ACC), Vern Kuykendall (NEPCO)

Members Absent: Penny Dyer (Asst. Treasurer and Common Areas)

Guests: Jason Aguilar, David Compton, Jennifer Matheson

Meeting brought to order at 5:10 PM

Hearings brought to order at 5:10 PM and adjourned at 5:29 PM

Meeting resumed at 5:29 PM

I. Guest Presentations

A. Insurance for HOA

1. Representative Jennifer Matheson, from Peliton Insurance, discussed general liability and Director and Officer insurance with the Board members. They requested additional information and Highhouse agreed to review the proposal prior to a future Board meeting.

II. Record of Previous Board Action

- A. August Board Minutes. On a motion to approve by email from Paul the August 21, 2013 Board meeting minutes were unanimously approved by email on August 27, 2013.

III. Officers' Report

A. President

1. Legal Review. Highhouse summarized active legal issues.
2. New construction by a declarant. Alchian moved to end challenges to the construction projects at 1935 Bashley and 1434 Castlecombe. Seconded and approved unanimously.
3. HOA Office– Alchian reported the King's Deer Golf Course management is offering to make available vacant space at the golf course club house for the HOA office. Alchian and Highhouse will investigate the details and report to directors.

B. Vice President. No Report.

C. Secretary

1. Events Leading to Annual Meeting. September 13 was the Date of Record for the Annual Meeting; the owners records at the close of business of that day have been captured for use in all legal actions associated with the Annual Meeting.
2. Ballots for election of directors have been mailed today. There are three candidates for three vacancies to be filled by this election: David Compton, Jason Aguilar, and Penny Dyer.
3. Newsletter will likely be sent out around October 10. Alchian requested articles be sent to him by end of September. The Board agreed to include a flyer provided by the King's Deer Golf Course which they will produce and print.
4. Teller Committee Appointments - Alchian moved to appoint tally committee members Tony Liston, Jim Groesbeck and Vern Kuykendall. Motion seconded and approved unanimously.
5. Annual Meeting Venue and Agenda – The annual meeting will be held at the Troon Tavern 7PM, November 5, 2013 Alchian recommended deferring discussion of agenda items until October 16, 2013 meeting because the deadline for accepting agenda items has not yet passed. The annual meeting notice will be mailed on or about October 14.

6. Nov Board Meeting Date and Time. Because the bylaws require directors to meet within ten days after the election of directors, Paul moved to schedule the November Board meeting for Wednesday, November 13, 5 PM at the HOA office. Seconded and approved unanimously.

D. Treasurer

1. August Financial Report. After reviewing the financial reports, Kuykendall moved to approve. Seconded and approved unanimously. (Report attached)
2. Delinquent Member Accounts were reviewed and approved by consent.

IV. Directors' Reports

A. Common Areas

1. Trail Upgrade. Alchian reported he, Dyer and Highhouse met with representatives of Redstone Inc to decide the trail sections to be upgraded this year. They areas are the trail along Roller Coaster Road from Royal Troon to the golf cart path; along White Cliff from Gilford down to the drainage under White Cliff; along King's Deer Point from Kershaw down to the concrete culvert; from the end of the sidewalk along Royal Troon at the school playground to King's Deer Point, then along King's Deer Point down to Sixpenny. Work is expected to commence in a week. Notices of the work have been sent to residents along these areas.

B. Covenant Enforcement Oversight Committee

1. Alchian reported that there were a total of 18 new violations since the last meeting. Three violations reviewed at the August 29 CEOC meeting were scheduled for hearings at this Board meeting. (Report attached)

C. Architectural Control Committee

1. Appeal of ACC Project Disapproval. The owner of 19512 Kershaw Court requested reconsideration of a fence application. The Board agreed to allow the sectional fence provided all fence standards are met if the fence sections were to be completed into one enclosing fence in the future. The owner will be instructed to submit the information needed for the ACC to evaluate the project accordingly.
2. Project activity since the last Board meeting:
 - a. 106 active projects being monitored,
 - b. 2 new construction projects approved,
 - c. 1 new construction project submitted,
 - d. 4 miscellaneous projects approved,
 - e. declarant approved 2 new construction projects, independently of the ACC,
 - f. 3 new construction projects have been closed out and compliance fees returned.

- D. NEPCO. The focus of the September 14 meeting was county transportation issues, presented by the Jim Reid, El Paso County Public Services Director. A comprehensive summary of the various road project was presented. Highway 105 is still in the planning phase and is likely to be started in 2014. Work on County Line Road, between I-25 and Furrow Road is also a scheduled project but right of way issues need to be resolved. King's Deer owner, Larry Osgood, is a member of the NEPCO Transportation Committee. (Report attached)

- E. Neighborhood Watch. No Report.

F. Water

1. Pending Sale of Additional Water by Palmer Divide Water Company. Alchian reported PDWC is having some difficulty in providing the required augmentation water to the location required by one of the registered opposers. This may be a difficult challenge to overcome.
2. Alchian summarized the water augmentation currently provided by King's Deer HOA through the Great Divide Water Company. The Board unanimously agreed to have Alchian pursue possible alternative augmentation for King's Deer through another source.

G. Executive Director

1. No scheduled office closures before the next Board meeting.
2. There have been seven King's Deer properties change ownership since the last Board meeting.

H. Hearing Results

1. 18785 Brockenbury Court, Lot 5 Highlands Filing 3 – Dead Tree. Resolved and closed.
2. 19845 Kershaw Court, Lot 26 Highlands Filing 4 – Trailer Parked Outdoors. A letter will be sent to the property owner to advise if they wish to use and have parked outside for several days a trailer to support extensive landscaping, they need to submit a Landscape project application to the ACC for an approved project. Otherwise they will have to comply with the rules of the Association and if a trailer continues to be parked on the property after September 30, 2013 a date there will be \$50 fine for each day the violation occurs.
3. 19772 Kershaw Court, Lot 49 Highlands filing 4 – Trampoline. Resolved and closed.
4. 19235 Sixpenny Lane, Lot 4 Highlands filing 2 – Dead Tree. Resolved and closed.
5. 18905 Brockenbury Court, Lot 7 Highlands filing 3 – Dead Tree. Resolved and closed.

Paul moved to adjourn at 8:50 PM. Motion seconded and approved unanimously.

Approved by King's Deer Board of Directors September 23, 2013.

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John Highhouse, President

Allen Alchian, Secretary

Attach:

1. August Financial Report
2. CEOC Report
3. ACC Report
4. NEPCO Report