

Board of Directors Minutes

Wednesday, March 19, 2014

Members Present: John Highhouse (president), Dave Compton (NEPCO), Allen Alchian (secretary),

Rich Paul (vice president and ACC), Penny Dyer (assistant treasurer and common

areas), Jason Aguilar (neighborhood watch)

Guests: Tom Neiss

Meeting brought to order at 5:02PM

I. Hearing

A. 19822 Kershaw Court. Vehicle Parking. After a discussion with the owner who was present, the board agreed to allow the owner until April 15, 2014 to establish a permanent resolution to the outdoor vehicle parking.

II. Record of Previous Board Action

A. By a unanimous email vote, on a motion by Dyer, the Board approved on February 21, 2014 to immediately transfer the 2014 allocation of \$15,800 to the Reserve Fund.

III. Officers' Report

A. President

- 1. February Board minutes. Paul moved to approve; seconded and approved unanimously.
- 2. Golf Course. Aguilar reported that the foreclosure paperwork is being filed, a receiver has been selected by the bank but now must be appointed by a judge. The course greens are be watered and maintained by the course maintenance team as instructed by the bank.

B. Vice President

1. KD Informational Signs. Alchian and Paul are working on a Requesting For Proposal.

C. Secretary – no report

D. Treasurer

- 1. February Financial Report. Dyer reviewed the financials but requested the approval be delayed until she can confirm the books for February are closed. The Board concurred.
- 3. Audit/Review. Paul noted that the last financial audit was in 2009 of the 2008 financials, followed by a financial review of the 2010 records. He therefore moved to have a financial audit performed in 2015; seconded and approved on a five to one vote with Aguilar opposing.
- 4. Dyer informed the board members that the 1120H 2013 tax return has been done.

IV. Directors' Reports

A. Common Areas

1. Trail Restoration Plans and Funding. Alchian provided a review of the proposed trail renovation project for 2014, outlining the locations to be renovated and the cost. Total cost for 2014 will be \$49,590.15. An extensive discussion followed. Compton preferred to first have a complete trail study developed and then proceed with trail renovations based on the outcome of the study. The majority of the directors felt the trails have been adequately surveyed by King's Deer volunteers to proceed with the work as currently proposed for 2014. Dyer moved to approve the 2014 project as presented; seconded and approved on a five to one vote with Compton voting against the motion. Compton moved to request Redstone for a

proposal to accomplish a complete review of the entire trail system, with a plan for a full renovation and possible suggested abandonment of existing trails; seconded and approved unanimously.

B. Covenant Enforcement

- 1. Covenant Enforcement Oversight Committee. Alchian reminded the board that Grace Highhouse is now the committee chair. The committee met on March 6, there were 13 new violations and 2 old violations reviewed. (Report attached)
- 2. Pine Beetle Inspection. By consensus the board decided not to pursue a pine beetle inspection this year.
- 3. Slash Disposal Partnership. Alchian reported that the Woodmoor Improvement Association encourages other HOA's to advertise the WIA slash chipping event so more property owners in north El Paso County can benefit from this event; there is a charge of \$5 per vehicle load to drop off the slash for chipping and that is used to pay for a contractor to do the chipping. The board agreed to spread the word to King's Deer property owners once the WIA finalize the necessary details and provides that information to King's Deer HOA.

C. Architectural Control Committee

- 1. Paul reported that there are currently 124 active projects, 1 new construction, 2 landscaping projects are being monitored. 1 new construction awaits approval. (Report attached)
- 2. A King's Deer resident invited the Board by email to review his fire home fire suppression product. The board declined, but offers the same opportunity to advertise in the newsletter and website that is available to all other businesses and individuals.

D. NEPCO

1. Aguilar reviewed the presentation by the director of the Colorado HOA Information Office. Their task is only to gather information and notify the legislatures so they know whether there are any problems that should be addressed through legislation.

E. Neighborhood Watch.

1. Aguilar reported that at least three homes have been broken into, in King's Deer, and it was apparently part of an area-wide pattern of home invasions. Neighborhood Watch was of great value for spreading the word and in leading to arrests. There have also been frequent visits by sheriff's deputies in the area, looking for any other incidents, in case not all who have been involved have been apprehended.

F. Water

1. Augmentation by Woodmoor Water and Sanitation District is proceeding as agreed.

G. Executive Director

1. Wasson reported there have been no property ownership changes since the last board meeting and no office closure is projected through April.

Alchian moved to adjourn at 8:21 PM. Motion seconded and approved unanimously

Minutes approved by the Board of Directors on March 28, 2014.

/signed/	/ signed /
John Highhouse, president	Allen Alchian, secretary

Attachments

- 1. CEOC Report
- 2. ACC Report