



Board of Directors Minutes

Wednesday, September 17, 2014

Members Present: John Highhouse (President), Rich Paul (vice president and Architectural Control Committee Chairman), Allen Alchian (secretary and water resources), David Compton (golf course coordinator)

Members Absent: Penny Dyer (assistant treasurer and common area maintenance), Jason Aguilar (NEPCO representative and neighborhood watch),

Guests: Dan Snelling, Stephanie Waltman, Michele Sample, Brian Griffith

The meeting was brought to order at 5 PM and then immediately went to executive session to conduct the scheduled hearings. The regular meeting resumed at 5:30 PM.

I. Officers' Report

A. President

1. On August 29, 2014, by email, the Board of Directors voted five in favor, and Compton abstaining, to approve a \$9100.00 expenditure of Reserve Funds for a contract to provide upgraded drainage control to approximately 500 feet of trail along Kings Deer Point, east of Kershaw Court, and to approximately 200 feet of trail along Roller Coaster Road, south of Royal Troon Drive.
2. The August Board meeting minutes were approved unanimously by email on September 6, 2014, on a motion by Paul.

B. Vice President

1. KD Informational Signs. Efforts to locate one source for the entire project has so far yielded no positive results. This has required the project to proceed in stages – the first of which is the final location and installation of the concrete bases. The HOA is in the process of obtaining quotes for this work. The Executive Director was instructed to update the current inventory of the remaining parts required to complete the project and obtain pricing on those items.

C. Secretary

1. Alchian reported the ballots for the director election have been mailed and must be returned no later than October 20, 2014.
2. The Board appointed by unanimous consensus, Alchian to chair the Tally Committee which will count the ballots. Alchian moved that the Board appoint to the committee the following King's Deer members, who have all volunteered: Jim Groesbeck, Cindy Fenton, Dennis and Nancy Delhousay, Vern Kuykendall. Motion seconded and approved unanimously. Board members have offered to assist in the event additional people are needed; Alchian thanked them but said they would only be needed if several appointed volunteers were unable to be present when they are needed.
3. Wasson confirmed Annual Meeting location will be the Golf Course Clubhouse in the Tavern on November 11, 2014 with a possible weather date of November 12.
4. Articles for the October newsletter should be received by Alchian no later than September 30, 2014. The King's Deer Golf Course has been offered free advertising space. Compton will try to get a report on the golf course for the newsletter. Tom Haddan, Neighborhood Watch Coordinator, and Grace Highhouse, CEOC Chairperson will also have articles.
5. CAI Membership for 2015 was discussed and the Board deferred a decision of whether or not to continue membership to the new Board that will convene after the November Annual Meeting.

D. Treasurer

1. Dyer was not present so the Board deferred a review of the September financial report until she is available.

II. Directors' Reports

A. Common Area Maintenance

1. Reporting for absent director Dyer, Alchian reported that Redstone completed contracted repair work along Kings Deer Point (near Kershaw Court) and along Roller Coaster Road (north of Royal Troon Drive). Redstone will next do a general maintenance sweep of all trails in early October which will complete anticipated trail work for the year.

B. Covenant Enforcement Oversight Committee

1. For Grace Highhouse, CEOC Chair, Alchian summarized the CEOC activity of the September 2, CEOC meeting. (Report attached)
2. Owner of 1005 Trumpeters Court requested relieve the imposed fines for not having the lot mowed. Director Paul recused himself from this action because of his close proximity to the property. The Board considered the reasons presented by the owner as well as the notices and recommendations given to the owner prior to the fines being imposed. The Board declined to grant the owner relief from the imposed fines.

C. Architectural Control Committee

1. Paul reviewed the recent ACC activity, including the numbers of approved and disapproved projects for the year and the site visits conducted by project monitors since the last Board meeting. (Report attached)

D. North El Paso County CO of homeowner organizations (NEPCO)

1. Alchian attended the bi-monthly meeting which was about the Regional Storm Water initiative that will soon be voted on by the El Paso County voters. The presentation was given by Dave Munger who was a member of the Storm Water Task Forces. Munger stated that all properties in El Paso County on the north side of the Palmer Divide (i.e. all of King's Deer and some properties in north Woodmoor) are not affected by this initiative and will not be subject to the fee if the initiative passes, and therefore those property owners will not see the initiative question on their ballot.
2. The HOA has received the NEPCO 2015 dues invoice. The Board agreed to defer the payment, and hence continued membership decision to the new directors who will be on the King's Deer Board beginning in November.

E. Neighborhood Watch – No report

F. Water Resources

1. Alchian stated that on August 25, 2014 King's Deer received a response from Great Divide Water Company to our August 1, 2013 letter asking for correction on overcharging our annual dues. The GDWC agreed to the request and offered terms which are favorable to King's Deer. After a careful review by the King's Deer Board officers the GDWC offer was accepted by letter from King's Deer.

G. Executive Director

1. There are no office closures scheduled before the next board meeting.
2. One King's Deer property changed ownership since the last board meeting.

III. Hearing Results

A. 620 Kings Deer Point, Lot 51 Classic filing 1 – Lack of landscape around trampoline.

1. Homeowner was present to discuss why the required trees had not been planted. The Board agreed to allow additional time to plant the trees he agreed in writing to plant when the ACC

approved installation of the trampoline. The Board set a deadline of October 15, 2014 for compliance, after which a \$50 per day fine would be imposed until agreed trees are planted

- B. 19623 Falcon Crest Court, Lot 41 Highlands filing 1 – Utility trailer in public view
 - 1. The owner resolved the violation prior to the hearing, so the board closed the violation with no further action.
- C. 870 Trumpeters Court, Lot 3 Classic filing 6 – Trampoline without required landscaping
 - 1. The owner submitted a revised project application for ACC consideration prior to this scheduled hearing, so the Board agreed to table this hearing pending the results of the ACC review of the owner’s project application.
- D. 19215 Royal Troon Drive, Lot 36 Highlands filing 2 – Outdoor vehicle parking and outdoor materials storage.
 - 1. Homeowner was present to discuss the restrictions of outdoor parking in King’s Deer. The owner was apparently unaware of the covenants requirement to garage all vehicles. The owner explained a difficulty with the garage doors at the house. The Board allowed the owner until October 8, 2014 to resolve the problems that prevent compliance with the parking requirements in the covenants, after which future violations of the same shall incur an immediate \$50 penalty per day.

Paul moved to adjourn at 6:36 PM. Motion seconded and approved unanimously.

Approved by King’s Deer Board of Directors on September 25, 2014.

/ signed /

John Highhouse, President

/ signed /

Allen Alchian, Secretary

Attach:

- 1. CEOC Report
- 2. ACC Report
- 3. Annual Meeting Events Schedule