



Board of Directors Minutes
Wednesday, December 17, 2014

Members Present: Jason Aguilar (President), Joe Carlson (Secretary & Water), Penny Dyer (Director at Large), Dan Snelling (ACC, NW & Common Areas), Paul Young (Asst. Treasurer)

Members Absent: Stephanie Waltman (VP),

Guests: Allen Alchian, Jeff Daily

Meeting brought to order at 5:00 PM

I. Guest Presentations

1. Allen Alchian – Paul Commemoration
Alchian requested Board approval for further research to placing a “memorial” for past and present residents who have contributed to the King’s Deer community. The unfortunate passing of Rich Paul and the extent to which he contributed to this community brought to light that the Community should appropriately recognize all contributions. Alchian and other volunteers will come back to the Board and present plans, finances, and locations for final approval.
2. Jeff Daily presented the idea of his magazine becoming the “official” newsletter for KD. Snelling requested answers to how he would separate the advertising from the HOA news since the possible perception is that the HOA is recommending these advertisers and trying to make a profit. The Board members made no decision on the request.

II. Officers’ Report

A. President

1. Discuss and take action on the resignation of Board Director
Carlson moved to approve acceptance of David Compton’s resignation from the Board of Directors. Motion seconded and approved unanimously
2. Discussion of candidates for Board to complete term,
Aguilar will contact and invite possible volunteers to January Board meeting Dan Snelling noted that he had talked with Vern Kuykendall and that Vern would like to fill the remaining term of David Compton. Carlson moved to fill remainder of David Compton’s term with Vern Kuykendall as director at large. Motion seconded and approved unanimously.
3. Formation of a Roads Improvement Committee
Tabled for more information until January 21, 2015 meeting

B. Vice President

1. 2015 dates tabled until January 21, 2015 meeting
 - a) Mowing deadline
 - b) Newsletters
 - c) Garage sale
 - d) Annual meeting

C. Secretary

1. Approval of November 19th BOD minutes
Snelling moved to approve November Board minutes. Motion seconded and approved unanimously.

2. CAI Membership discussion

Carlson moved to approve renewing CAI membership in February. Motion seconded and approved unanimously. Discussion was held concerning the licensing and continuing education requirements for the HOA Executive.

3. Web site and email

Alchian was volunteered to continue website maintenance.

D. Treasurer

1. November Financial Report

Dyer presented the report. Snelling moved to approve the November financials. Motion seconded and approved unanimously.

2. Delinquent Member Accounts

Discussion of property owners who have not paid in full past due fines ensued.

III. Directors' Reports

A. Common Area Maintenance

Snelling reported that this year the fountain will remain in the pond. Also, damage has occurred on the path in front of 19869 Kershaw Court, the homeowner is being held accountable and must correct the situation by January 8, 2015.

B. Covenant Enforcement Oversight Committee

1. CEOC Report –

Carlson moved to approve the continued meeting of the CEOC on the 1st Thursday 3:00 PM of each Month.. Grace Highhouse, Al Walter, Allen Alchian, and Vern Kuykendall have also been officially approved by the Board of Directors. Motion seconded and approved unanimously.

C. Architectural Control Committee

1. ACC Report

Snelling stated that there were 11 new construction projects approved and 1 denied for the year 2014. 127 projects total including new construction have been reviewed by the ACC.

2. Meeting Schedule for 2015

Snelling requested that the ACC continue their meetings on the 2nd & 4th Thursday 5:00 PM of each month except November/December which will have one meeting on the 2nd Thursday.

3. Approval of committee members

Allen Alchian, John Witsken, George Panoncillo, Vern Kuykendall, Tom Haddan, and Dan Snelling are the members approved by Board at this time.

4. 19846 Kershaw Court, Lot 35 Highlands filing 4 – maintenance

Complaints from neighbors about the house because it looks abandoned, as a courtesy the ACC members visited the property and took pictures for the lot file. Snelling requested the Board members consider this property a covenant violation under the “nuisance” clause of the Covenants. (*Para. # 18. NUISANCE: Owners shall maintain their Lots in a clean, attractive condition.....*)The homeowner will be sent a letter with a description of the areas of concern with the notation that if the areas of concern are not corrected within a reasonable period of time that a Covenant enforcement action may be instigated.

5. DSG variety changes

Snelling indicated that the ACC in the year 2015 was going to review the DSG and make changes for the betterment of the Community.

D. NEPCO –

Darrell Glenn, County Commissioner was the speaker. Aguilar reported that the County will be asphaltting Archers Drive from Kings Deer Point to Highway 105 this also includes the cul-de-sacs Caspian and Lancers Court. They are still processing a major upgrade to Hwy 105 which

will become a four-lane in 2016. Next meeting a representative from the El Paso County Assessors' office will be the speaker.

E. Neighborhood Watch

Haddan the Neighborhood Watch Coordinator is still trying to recruit a block captain for the area close to Prairie Winds Elementary School. It has been quiet since the King's Deer residents helped locate and catch the burglars this summer.

F. Water Resources

Carlson met with Alchian for information update.

1. Delinquent Water Meter Readings Status

- a. 19846 Kershaw Court, Lot 35 Highlands filing 4 – water fine waiver request
A request from the homeowner to waive the fines for their unreported 2014 water meter reading was denied.
- b. 905 Kings Deer Point, Lot 27 Classic filing 6 – water fine waiver request
A request from the homeowner to waive the fines for their unreported 2014 water meter reading was denied.

2. Annual Water Report

Carlson reported that the annual water report has been printed and mailed to the appropriate parties.

G. Executive Director

1. Scheduled Office Closures

December 25 through January 2, 2014

2. Property Ownership Changes since last Board meeting - 3

Snelling moved to adjourn at 7:09 PM. Motion seconded and approved unanimously.

/ signed /

Jason Aguilar, President King's Deer HOA

/ signed /

Joseph Carlson, Secretary King's Deer HOA

Attach:

1. November financials