



Board of Directors

Meeting Minutes

Thursday February 19, 2015

Call to Order – President Time: 4:16 pm

Present - President Jason Aguilar, Director at Large Penny Dyer, ACC & Common Areas Dan Snelling , Assistant Treasurer Paul Young, Vice President Stephanie Waltman (arrived 4:22), CEOC Vern Kuykendall, Secretary Joe Carlson.

Guests - Allen Alchian, Jeff Daily (arrived 4:40), Russ and Deb Coomes 19145 Baskerville Way

I. Meeting began with guest presentations:

1. Russ and Deb Coomes – Requested a refund of the balance (\$3,750) of a \$ 5,000 compliance fee deposit. Dan Snelling, ACC Chairman, explained that the ACC would consider the refund of the balance after the vegetation requirements as stated in the applicable design standards (uniform 50 percent of reestablished disturbed areas) had been met which should be available for verification this spring. The essence of the Coomes discussion was also their desire for better documentation of the refund criteria. Dan explained that while our criteria has not changed in several years additional documentation is in development

2. Allen Alchian gave a presentation about the proposed construction of a pergola with concrete pad in the common area, King's Deer HOA playground as researched by Dennis Delhousay, Vern Kuykendall and himself with input from Dan Snelling. Several construction approaches were brought forward including contractors, self-help, and buying a kit (the favored option at \$ 2,900 for the kit) with a total cost of the buying a kit option of approximately \$ 7,500 including concrete slab and foundation, permit and engineering costs. Attachment A – Proposed King's Deer Common Area Pergola.

Dan Snelling discussed that this project would possibly be the first of a three to four year improvement project for the common areas including a memorial garden area in year 2 and a three sided seat wall. Joe Carlson talked about a capital improvement budget, Allen Alchian stated that the HOA would receive a refund for the pergola kit if it cannot be permitted, and Vern Kuykendall stated that the goal is to have the pergola up by Memorial Day.

3. Jeff Daily gave a presentation concerning King's Living and what it could do for the King's Deer area. Jeff committed 2 color pages of the publication for use by the HOA for official business, that there would be no burden on the HOA for maintaining addressee list, and that the company carries event insurance coverage. Vern Kuykendall expressed concerns over any liability risk that the HOA may have. Jeff Daily expressed the concept of being partners with the HOA to promote the King's Deer area. Joe Carlson noted that if the HOA was to go forward with King's Living that it would provide a monthly communications medium and replace the King's Deer Kronicles thereby reducing publication and postage costs

Jeff Daily requested that he be allowed to return for the March BOD meeting and make a presentation with slides and handouts.

Guests left the meeting.

II. President Jason Aguilar called for an Executive Session to discuss:

1. 19145 Baskerville Way, Lot 7 Highlands filing 6 - Request for a complete refund of the remaining compliance fee balance
2. 19635 Insborough Court, Lot 32 Highlands filing 1 – request for waiver of water fines

Executive Session ended

1. Joe Carlson made the motion, Second by Paul Young. “To support the decision of the ACC and not refund remaining compliance deposit amount remaining until requirements of minimum landscaping are met”. Unanimous approval
2. Vern Kuykendall made the motion, Second by Dan Snelling “To deny the request for waiver of water fines” Unanimous approval.

III. Officers’ Reports

A. President - Jason Aguilar

1. King’s Deer Living magazine – had talked with Pam at Peregrine and they are satisfied with the services provided by the company Jeff Daily works for. The BOD concurred with having up to a ½ hour presentation at the next BOD meeting.

B. Vice President - Stephanie Waltman

1. Nothing to report.

C. Secretary - Joe Carlson

1. Ratify Approval of January minutes. Motion Dan, Second Vern, Approval Unanimous
2. Use of old Kings Deer signs – corner of Royal Troon and County Line (in County Line right of way) and corner of Roller Coaster and County Line (on HOA property). Discussed with the outcome that we should contact Paul Thompson and see if he wants the signs and to go ahead and use the signs as the HOA sees fit.
3. Events and Dates Leading to the Tuesday, Nov 10, 2015 Annual Meeting. Attachment B – Events and Key Dates Leading to the Tuesday, November 10, 2015 Annual Meeting. Motion Vern, Second Dan, Approval Unanimous Discussion - that decision to invite attorney to the Annual meeting will be made later if there is anything of a legal nature forecast for the Annual meeting.
4. Posting of minutes ACC and CEOC. Discussion about posting of minutes of ACC and CEOC committees to web site. Should be done as minutes are received by the Secretary who will pass on the Committee minutes for posting to the web site.

D. Treasurer - Paul Young

1. December 2014 Financial Report - Motion Vern, Second Dan, Approval Unanimous

Penny went over the December 2014 numbers with the BOD.

2. January 2015 Financial Report - Motion Dan, Second Stephanie , Approval Unanimous

Paul went over the January 2015 numbers with the BOD.

Discussion of the need to put a lien on properties over a particular amount, i.e. \$ 500

3. Delinquent Member Accounts – reviewed – write off \$.09.
4. Discussed workers compensation costs. Jason had done research and the new premium is reasonable.

IV. Directors' Reports

A. Common Area Maintenance - Dan Snelling

1. King's Deer BOD Common Area Improvement Project

Vern made the motion that “The HOA approved the procurement and construction of the pergola, as proposed, with Dan Snelling as the Project manager, out of retained earnings with a cap of \$ 8,000”. Second Paul, Approval Unanimous

A discussion followed concerning proof of insurance by mowing and other contractors.

2. Repairs to playground equipment – King's Deer HOA Playground

Dan will take care of the noted repairs needed for the playground equipment except for painting. At the next BOD meeting he will bring forward needed changes for the maintenance budget. Noted that planned pergola is not in the flood plain.

Dan led a discussion about creating a committee, Common Area Improvement Committee, and he will come up with guidelines for the next BOD meeting.

B. Covenant Enforcement Oversight Committee - Vern Kuykendall

1. CEOC Report – Vern presented his rep report for the CEOC – Attachment C – Covenant Enforcement Oversight Committee (CEOC) Report and commented that it is a quiet time of year and that the CEOC needs members. "Recommendation was made to send a second letter of nuisance violation to the owners of a certain property since no action to clean up the property or schedule for clean-up had been provided after a first letter was sent". The board concurred to send the letter and notice of a board hearing.

C. Architectural Control Committee - Dan Snelling

1. ACC Report – Dan provide the BOD with the February BOD report – Attachment D – February BoD Report.
2. Compliance fee letter – Attachment E – Construction Compliance Fee - and developing a Refund of Compliance fee letter.
3. Incorporation of Site Visits into Design Standards – Attachment F – King's Deer Architectural Control Committee Site Visits

Stephanie made the motion “That the Architectural Control Committee Site Visits be added to the Design Standards”, Second by Paul, Approval Unanimous.

D. NEPCO – no meeting

E. Neighborhood Watch –

Discussed need to update the list on the web site that is under Owner Login, March 29, 2013 was the last update of the list.

Discussed need for several additional Block Captains.

F. Water Resources

1. Letter to Great Divide Water Company to request supporting documentation concerning validity of any responsibility for assessable shares and operating costs. Discussion about preparing letter.

2. Remote Water reading. Discussion about doing a beta test and concept that whatever is done is at no cost to the HOA now or in the future

G. Executive Director – no report

Property Ownership Changes since last Board meeting – 0

Discussion about getting water meter readings when a property transfers ownership

Vern brought up the conversations at the King's Deer Men's Breakfast concerning issue of walking on the golf court paths.

Motion to Adjourn Penny, Second Dan Approval Unanimous 7:35 PM

/ signed /

Jason Aguilar, President King's Deer HOA

/ signed /

Joseph Carlson, Secretary King's Deer HOA

Attachments –

Attachment A – Proposed King's Deer Common Area Pergola

Attachment B – Events and Key Dates Leading to the Tuesday, November 10, 2015 Annual Meeting

Attachment C – Covenant Enforcement Oversight Committee (CEOC) Report

Attachment D – Maintenance & Neighborhood watch report

Attachment E – Construction Compliance Fee letter

Attachment F – King's Deer Architectural Control Committee Site Visits