



Board of Directors Minutes

May 19, 2016

Members Present: Kris Salo (Director at Large), Dan Snelling (ACC, Joe Willis (VP), Stephanie Waltman (President)

Members Absent: Patrick Staffieri (Common Areas Maintenance, NEPCO, CEOC), Joe Carlson (Treasurer), Kathy Carlson (Secretary)

Guests: George Panoncillo, Allen Alchian, Carol Groesbeck, Vern Kuykendall, Ronald Hartman, John Highhouse, Ed Gogolewski

Meeting brought to order at 5:00PM

Executive Session @ 5:00PM

Regular session brought to order at 5:41PM

Manager Report – Report attached and emailed to Board members prior to meeting.

I. Officers' Report

A. President

1. King's Living Magazine – Waltman and HOA lawyer reviewed contract
Waltman contacted the HOA Attorney and requested a review of present contract with magazine. Accordingly, he stated that he had one concern. Distribution of membership lists is addressed in Section 2 and it does say that in all other respects the membership list will be kept confidential, homeowners can be paranoid about their information being sold as part of mailing lists. He recommends strengthening this provision with wording to the effect. "N2 agrees that it will not distribute, sell, gift or in any other manner provide the Homeowner List to any third party. N2 acknowledges that if the Homeowner List is provided to third parties the HOA and its owners will suffer an undetermined amount of damage which the parties hereby quantify as liquidated damages of \$100.00 per mailing address." The Board should follow up to make sure that we can review all articles prior to publication and terminate contract as needed. Kuykendall suggested that the Board allow the HOA attorney to confirm approval with changes. Last meeting the Board approved minus 1 disapproval if the HOA lawyer had no negatives.
2. Board of Directors Meeting start time – Snelling moved to approve a 5:00pm start time on the 3rd Thursday of each month for Board meetings. Salo seconded the motion and it was unanimously approved.
3. Underwater Recovery invoice dated 4/14/2016
Board members approved paying the invoice as the work had been confirmed as being done.
4. Landscapes Unlimited invoice - confirmation of work done by Wasson.
Board members approved paying the invoice.
5. Tri Lakes United Methodist church signs
Waltman requested that the Board members approve a more permanent sign for the Church to place in King's Deer on a daily basis to let residents know where the Church is located. Snelling stated that the HOA cannot approve a "business" sign

to be placed in the subdivision other than temporary builder, for sale, and political signs etc. per the covenants and the Design Standards.

6. Playground contract –
Waltman requested we table this contract to give the Board members time to review.

B. Vice President – no report

C. Secretary

1. Approval of April BOD minutes
2. Community Meeting May 9 2016
3. HOA Management Services

Panoncillo stated that he and other residents would like more information about issues with the company and any contract that has been presented to the Board. Waltman had several action items from the May 9 meeting and said she would send them out to an owner.

Kuykendall stated that he appreciated the board evaluation and would like a comparison one to one between an individual manager and a management company. Water is really critical and the only reason the HOA exists is because of a court decree, all other items (trails, pond, playground, and sports field) are because the developers felt it was a plus to the subdivision as a whole.

4. Snow fence & roads
Kuykendall stated that the HOA would need to be mindful of costs in relation to doing this since the snow fences would have to be placed on private property, stored during the summer months, hiring of someone to put them up and take them down.
5. Overview of Survey results from community meeting
Waltman will email a copy of the survey to board members for a review. She would like a response to the survey, additions, modifications needed etc. which was passed out to residents at the May 9 meeting response no later than two weeks from May 19. Upon receipt in the HOA office the survey will be sent out to the residents. Snelling moved to approve. Salo seconded and the motion was approved unanimously.
6. Discussion of plans to present Survey to rest of community.
7. Discussion of a Communications Plan with King's Deer Homeowners

Waltman recommended tabling Items 1, 2, 6 and 7 until the Secretary was present for discussion.

D. Treasurer

1. April Financial Report – Snelling moved to approve financials received by email and post to website. Salo seconded and the motion was approved unanimously.
2. 5 year financial plan – approval of forming a 5 Year Plan Committee
3. Authorize MVE'S Round up funds program

Waltman recommended tabling items 2 and 3 until the Treasurer was present for discussion.

II. Directors' Reports

1. Common Areas – Snelling will meet with the owner of Redstone, Inc to walk the trails and request that he provide the HOA with a cost to re-engineer portions of the trails plus the 27 acres on west side of the golf course to make it usable space.

2. Covenant Enforcement Oversight Committee
 - a. April meeting – Wasson stated that there were 5 members present with another one absent due to work related issues. 4 items were tabled, 2 hearings noted, 3 parking violations, 1 RV, 1 fence and 1 trailer violations were noted since the last monthly meeting.
3. Architectural Control Committee – Snelling reported that there were 12 new ongoing construction projects, 2 new construction projects since the last Board meeting and in June the committee members will start doing site visits to finalize past projects.
4. NEPCO – no report, the next meeting will be in June.
5. Neighborhood Watch – no report everything is quiet in the subdivision.
6. Water Resources Committee – no report

II. Other

1. 18110 Archers Drive, Lot 9 Classic filing 1 – parking
Property owner present and he discussed with Waltman & Wasson about how to request a waiver for extra vehicles. We requested a written request with more information: how many vehicles, time frame at home and how long the waiver would be for. Tabled for further information.
2. 820 Caspian Court, Lot 5 Classic filing 5 – parking
Snelling moved to approve a \$50.00 per day per occurrence fine if this happens again. Willis seconded motion and motion was approved unanimously.

Guest session:

Waltman stated that the Board could not discuss the management company contract this evening as none of the Board members present had had time to review the most recent copy.

Ron Hartman spoke about maintenance with the management company, he has hired them to look after some personnel rental property, the management company checks out the problem, appraises the situation, contacts him about the property and what needs to be done to fix. He has final approval on any expenditure. Are we going to have that capability of approving any maintenance issues with the common areas and/or are they going to just fix/take care of it and bill us. Are we going to evaluate them doing it and or keep the contract with the company that we have?

Kuykendall stated that per the Covenants we could increase the assessment by \$15.00 per year without going through the residents for permission. This cost would cover the D&O insurance for the year.

Kuykendall also, stated that King's Deer would lose a lot of volunteers if the Board approves the management company contract.

Alchian said that it is important for the Board to make a decision before losing the individual manager. Wasson meets with newcomers, explains water readings, possible covenant issues, and answers any questions they may have. She maintains an extensive archive of site plans, light poles, mailboxes and past files. Website changes, does this board understand that the current website has a comprehensive data base, which includes every property, homeowner, ACC project, and water meter readings. Download data allows owners to enter into contact info and that is the data base to create mass mailings, ballots and any other communication to the community for those owners who prefer to receive by email. Website is and has been taken care of solely by volunteers, newsletters and water meter readings by company.

Hartman asked about complaints and the fact that the HOA really needs three valid bids for any project and have the Board members discussed future plans for the HOA office. Snelling stated that those questions would be discussed in an executive session and not in an open forum.

Snelling moved to adjourn at 6:47PM. Salo seconded and approved unanimously.

President King's Deer HOA

Secretary King's Deer HOA

Attach:

1. April financials
2. Manager Report
3. CEOC Report
4. HOA Management contract
5. Survey Questions & Results