

King's Deer Board of Directors Minutes
September 15, 2016
(5:00PM 19255 Royal Troon Golf Clubhouse)

Members Present: Joe Willis (President), Steven Shurgot (VP – by phone), James Hazuka (Secretary), Dan Snelling (ACC, Asst. Treasurer), Kris Salo (Director at Large), Kenneth Harris (Director at Large)

Members Absent: Patrick Staffieri (Common Area Maintenance)

Guests: April Falk (2028 Stoneleigh Trail), Allen Alchian (19415 Kershaw Court)

Regular meeting brought to order at 5:03PM
Executive Session brought to order at 5:10 PM
Executive Session adjourned at 5:45PM
Regular meeting back in session 5:46PM

I. Officers' Report

A. President

- **Update and approve contact info**

Willis asked all Board members to add the updated contact list to their Kings Deer binders.

- **Roads in King's Deer - Update**

Willis talked with Larry Osgood and Mr. Reid about Kings Deer HOA direct engagement on identifying roads within the development that need repair or replacement. A meeting has been scheduled for further discussion and to drive the roads in King's Deer.

- **Parking Inconsistencies**

The Board discussed inconsistencies in following the communities parking policy. Hazuka volunteered to work directly with the CEOC to review the existing parking policy and to write an article on parking in King's Deer for the newsletter. The article will request input from the residents on the issue of vehicles in driveways.

B. Vice President – no report

C. Secretary

- **Approval of August 18 minutes**

Snelling moved to approve. Motion seconded and approved unanimously
August 18 minutes approved

- **Approval of September 1 minutes**

Snelling moved to approve as amended. Motion seconded and approved unanimously.
September 1 minutes approved

- **Approval of Water Resource Committee Charter**

Hazuka moved to approve the charter for the Water Resource Committee. Motion seconded and approved unanimously.
Water Resource Committee Charter approved

- **Proposed Change to November Board of Directors Meeting Date**

Hazuka moved to request first regular meeting of the Board to be November 3. Topics will be limited. They include officer assignments and delinquent water meter readings. Motion seconded and approved unanimously.

November 3 Board meeting date approved

- **Review of Calendar Events Prior to Annual Meeting**

Hazuka and Wasson will update the events calendar and email it to Board members. Key events to remember: Mail Ballots (September 16), Newsletter (September 26), Meter Reading Notices (September 30), Annual Meeting Notices (October 10), HOA Board Elections (September 16 through October 17), and the Annual Meeting (November 1). There were also discussions on when slides are due for the Annual Meeting (October 20) and when the Board will dry run the presentation (October 24).
Informational

D. Treasurer

- **Review and Approve August Financial Report**

Snelling moved to accept August financials. Motion seconded and approved unanimously.

August financials approved

- **Review and Approve Proposed 2017 Budget**

Snelling moved to approve 2017 budget and post on website. Motion seconded and approved unanimously.

2017 Budget approved

- **Approval of Office 365 for HOA Office Computer**

Snelling moved to approve \$100.00 this year for this computer application. Motion seconded and approved unanimously.

Office 365 approved for HOA office

II. Directors' Reports

A. **Common Areas**

Snelling explained the Scope of Work and incremental payment process for the trail maintenance project with Redstone, Inc. When the project is complete, trails within Kings Deer should be better than when they were originally created.

Informational

B. **Architectural Control Committee**

Snelling stated that there are 14 projects that the ACC will do site visits. There have been no new construction projects since last Board meeting. Several committee members will meet on October 4 at the project sites, review and do final inspections to close them out if possible. Received a resident concern about new construction on Kershaw Court.

Informational

III. Other:

- **18910 Archers Drive, Lot 23 Classic filing 1 – Camper**

Snelling moved to approve a fine of \$50.00 per day per occurrence for all future violations. Motion seconded and approved unanimously.

Future violations will result in an immediate fine

- **19031 Harrogate Court, Lot 35 Highlands filing 3 - Lot Appearance**

Hazuka moved to approve a fine of \$50.00 per day per occurrence for all future covenant violations. Motion seconded and approved unanimously. Snelling abstained from voting.

Future violations will result in an immediate fine

- **2014 Stoneleigh Trail - Exterior Lighting Issue**

April Falk of 2028 Stoneleigh presented a letter from their attorney. Discussion ensued about the issue and two of the Board members Hazuka & Shurgot volunteered to meet with Falk's and Sullivan's at their homes prior to next Board meeting.

Hazuka moved to adjourn at 7:02PM. Motion was seconded and approved unanimously

/signed/

Joe Willis, President, Kings Deer HOA

/signed/

James Hazuka, Secretary, Kings Deer HOA

Attach:

- August financials
- Scope of Work – Trail system
- Events & Key Dates
- Director's Info
- Vehicle Parking
- 2028 Stoneleigh Trail letter
- Arbitration/Mediation Policy
- September Manager's Report