



King's Deer Board of Directors Minutes
January 19, 2017
(King's Deer Golf Clubhouse – 5:30PM)

Members Present: Dan Rivers (VP), Patrick Staffieri (Common Area), Dan Snelling (Asst. Treasurer), Ken Harris (Common Area), Steve Shurgot (NEPCO), Jim Hazuka by phone 5:41pm (Secretary), Joe Willis by Skype 5:30PM (President)

Guests: Allen Alchian (Consultant)

D. Rivers brought the meeting to order with an executive session @ 5:34 PM
Executive Session adjourned 5:36PM
Regular meeting brought to order at 5:37PM

I. Officer Reports

A. **President** – Willis was invited to meet with the Director of Public Works. Staffieri has volunteered to take his place and go to the meeting with Jim Reed.

B. **Secretary**

1. Approval of December minutes
Snelling moved to approve minutes. Motion was seconded and approved unanimously.

C. **Treasurer**

1. December financials
Snelling requested approval of the December financials. Motion was seconded and approved unanimously.
2. End of Year financial discussion
Snelling explained some of the accounts and the amounts spent on projects in 2016. The 2017 budget was discussed. Future water augmentation for the Highlands (2027) was a topic of discussion. Currently the HOA is only augmenting the Classic subdivision. Snelling also discussed the Capital Improvement Reserves account which can provide funding for improvements such as additional playground equipment or a multi-use field. There is currently \$10,000 in the account.
3. Legal fees for Water Resource Committee
Snelling as the Treasurer for King's Deer moved to allow the Water Resource Committee, represented by Dan Rivers and Allen Alchian, to use up to (but not to exceed) \$1,000.00 (one thousand dollars) for legal advice concerning the proposed water agreement. The funds will be distributed from the 2017 budget for legal fees. Motion seconded, Willis abstain and motion approved.

II. Director Reports

A. **Common Areas**

1. 2016 Landscape Contract Discussion

Staffieri will meet with the representatives of King's Deer Golf Club to discuss scope of work and timeline associated with payments. There may be some mid-month adjustments with payments. Staffieri will brief everybody at the February meeting. All trail work and the bridge on Archer's Drive have been completed.

B. Architectural Control Committee

Snelling stated that the 2017 committee members have completed all of their Conflict of Interest forms. They have already completed site visits and approved 3 new construction projects.

C. Water Resources Committee

1. Minutes from meeting

Rivers highlighted portions of the latest WRC minutes to the Board.

2. Review of Proposed KD-PDWC Agreement

a. WRC Chairman recommendation

The WRC members recommended a list of questions associated with the draft agreement between the KD HOA and PDWC. Their intent is to present them along with the draft agreement to Attorney's representing the HOA for their review. Rivers asked the Board members if they had any additional comments.

- Snelling expressed concern about the change in the length of the well permit. Currently, Highland well owners have 300 year permits; Classic well owners have 100 year permits. It is the Boards preference to have all re-permitted wells be 300 years in duration.
- Agreement questions to be brought up to the attorney's include 1) outdoor irrigation limits, 2) the HOA's ability to collect fees for water purchasers so it can pay for additional augmentation, 3) HOA collection of fees up front to reimburse the Association for legal fees, 4) the initial purchase price and how to limit price escalation, 5) how pricing might affect new homeowners who would like to purchase water for the first time after the initial sell period, 6) should we allow for the purchase of more than 1 unit of water, and 7) is it viable to engage with nearby land owners for an alternative source of water.

3. Rivers recommended that the Board give Alchian approval for an informal discussion with WW&S on future augmentation possibilities. Motion seconded and approved unanimously.

III. Executive Director

1. Receipt of 2017 Assessment payments 458
2. Mailed water over usage letters on 1/11/2017 72
3. 2 properties have still not complied w/request to replace and/or fix their water meter
 - a. 19724 Knights Crossing
 - b. 19610 Rathbone Circle
4. Facebook – per Kuykendall he will be happy to become one of the administrators for the HOA account and is still trying to contact Past Board member Joe Carlson.

IV. Other

1. 19105 Royal Troon, Lot 27 Classic filing 6 – vehicle parking
2. 2310 Fontley Court, Lot 12 Highlands filing 6 – trailer

Board members approved closing these covenant violations since they have been corrected.

The next Board meeting will be February 16, 2017 at 5:30PM, King's Deer Golf Club House Staffieri moved to adjourn at 7:04PM. Motion seconded and approved unanimously.

/ signed /

Dan Rivers, Vice President King's Deer HOA

/ signed /

James Hazuka, Secretary King's Deer HOA

Attach:

1. December Financials
2. WRC Minutes
3. Draft WRC/PDWC agreement
4. Questions for Attorneys
5. PDWC Draft water agreement