

Annual Meeting November 7, 2017



Agenda

- **Introductions**
- **Election Results**
- **HOA Attorney**
- **Director and Committee Reports**
- **Open Discussion**
- **Adjournment**



(Photos by King's Deer residents)

Introductions

Board of Directors

Dan Rivers (President/WRC Chair)

Steve Shurgot (Vice-President)

Jim Hazuka (Secretary)

Dan Snelling (Assistant Treasurer)

Randy Wood (Common Area Maintenance)

Lorrie Kresge (Water)

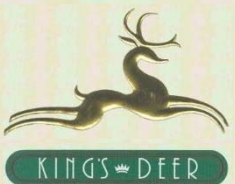
Ken Harris (Neighborhood Watch)

Pat Wasson (King's Deer Executive Director)

Allen Alchian (Board Advisor/ CEOC Chair)

Mark Lunsford (ACC Chair)

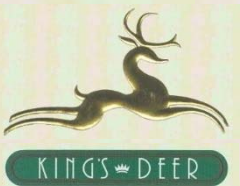
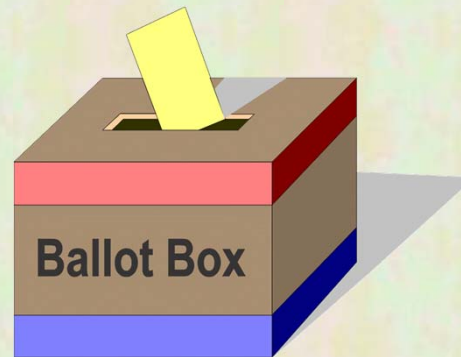
Aaron Goodlock (HOA Attorney)



Director Election Results

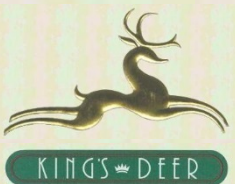
Dan Rivers

President



Election Results

- **3 Candidates/3 Positions/Two Year Term**
 - **Elected: Lorrie Kresge, Steve Shurgot, Randy Wood**
- **177 votes cast (160 required)**
- **Tally Committee Members: Ken Harris, Allen Alchian, Dan Rivers**
- **2018 Board: Dan Rivers, Steve Shurgot, Jim Hazuka, Dan Snelling, Randy Wood, Ken Harris, Lorrie Kresge**



HOA Attorney

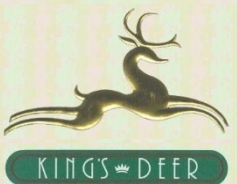
Aaron Goodlock

Orten, Cavanagh & Holmes, Attorney's at Law
Offices in Denver and Colorado Springs



Director and Committee Reports

- **Financial Report**
- **Architectural Control Committee**
- **Common Area Maintenance**
- **Neighborhood Watch**
- **Water Report**
- **Water Resource Committee**
- **Covenant Enforcement Committee**



Financial Report

Dan Snelling

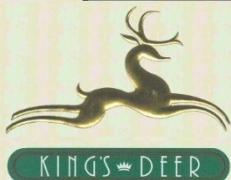
Assistant Treasurer



Financial Report

Budget Vs. Actual (Net Income)

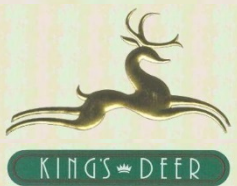
	2017 Budget	As of 9/30/2017	Projected 12/31/2017	Variance Over/(Under)	2018 Budget
Total Income	181,350	151,256	192,000	10,650	183,150
Total Expenses	-160,027	-123,259	-150,000	10,027	161,267
Reserve Allocations	-11,323	-9,116	-11,323	0	11,883
Capital Improvement Reserves	-10,000	0	0	10,000	10,000
Current Year Net Income/(Loss)	\$ 0	\$ 18,881	\$ 30,677	\$ 30,677	\$ 0



Financial Report

Balance Sheet (as of September 30, 2017)

Assets	Total	Liabilities & Equity	Total
Total Bank Accounts	349,552	Liabilities	
Net Accounts Receivable	2,283	Accounts Payable	65
Total Other Assets	10,232	Accrued Expenses	1,923
Total Assets	<u>\$ 362,067</u>	Compliance Fee Deposits	98,150
		Unearned Assessments	39,825
		Total Liabilities	<u>\$ 139,962</u>
		Equity	
		Reserve Fund	203,238
		Operating Fund	18,866
		Total Equity	<u>222,104</u>
		Total Liabilities & Equity	<u>\$ 362,067</u>



Architectural Control Committee

Mark Lunsford

Chairman of ACC

Architectural Control Committee Members

- Allen Alchian
- Dan Snelling
- Vern Kuykendall
- Carol Groesbeck
- Heather Cashman



ACC Activity

- **80 Active Projects**
 - **23 New Home Construction**
 - **2 Detached Garage**
 - **Home Additions**
 - **Miscellaneous**
 - **Fence**
 - **Play Equipment**
 - **Landscape Upgrade**



Project Applications 2016 vs 2017

2017 Project Applications

- New Home Construction – 7
- Detached Garages – 1
- Landscaping – 27
- Miscellaneous - 38

2016 Project Applications

- New Home Construction – 10
- Detached Garages – 3
- Landscaping - 18



ACC Members

All volunteers

Review projects twice a month

Occasional site visits to confirm compliance

Looking for more volunteers

Contact office for info



Common Area Maintenance

Randy Wood

Director of Common Areas



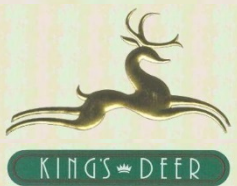
Monuments



Trails



Park Playground & Field



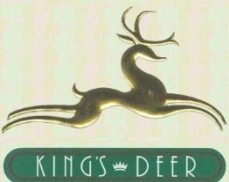
Pond

- Treated for Algae
- Fountain Operation being Restored, Annual Removal/Service



Neighborhood Watch

- What is Neighborhood Watch: Identify/Report criminal or suspicious activity to Police & Neighbors
- What it is not: Taking action other than contacting Police
- Emergencies Call 911, Non-Emergencies 390-5555, Contact Block Captain or NW Coordinator
- Recognize Block Captains ... need more volunteers!
- Block Captain Responsibilities:
 - Maintain contact data for their block(s)
 - Share info from EPSO & KD NW w/ neighbors
- No Alerts for lost pets, etc...use Nextdoor.com
- If not receiving updates from Block Captain, see Coordinator
- New KDNW Coordinators: Ken and Linda Harris



Covenant Enforcement Oversight Committee

Allen Alchian

CEOC Chair

Members

Al Walters, Todd Brummond, Vern Kuykendall



Purpose and Membership

- **Purpose**
 - Monitor enforcement process
 - Ensure enforcement objectivity
 - *Does not identify violations*
- **Goal: Maintain Standards**
- **Monthly Review**
- **Members: HOA volunteers**



Summary (Oct 2016 - Sep 2017)

Type of Violation	Number
Fence	4
Parking	8
Play Equipment	1
Recreational Vehicle	4
Nuisance	3
Mowing	2
Miscellaneous	10
Dead Tree	12
Trailer	11



Water

Lorrie Kresge



2017 Water Report

Report all Zeros to include far right Zero on DIAL



Reading should be 7 digits

'93 Water Decree in "Classic" = .38 Acre Feet per year or 123,824 gallons
Average of valid recordings = 89,183 gallons or 72% of annual allotment
14 % of homes above their limit

'94 Water Decree in "Highlands" = .419 Acre Feet per year or 136,532 gallons
Average of valid recordings = 107,705 gallons or 79% of annual allotment
15 % of homes above their limit

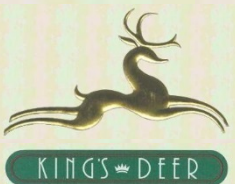
Water Resource Committee

Dan Rivers

Water Resource Committee Chair

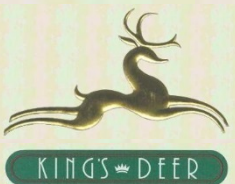
Water Resource Committee Members:

- Allen Alchian
- Steve Shurgot
- Frank John
- Kris Salo
- Lorrie Kresge
- Derek Araje



Status – Additional Water

- WRC established Sep 2016
- MOU with Palmer Divide Water Company (PDWC) signed 3/17/2017
- PDWC having difficulty finding an acceptable augmentation plan
- WRC plans to engage a consultant to assist
 - Augmentation for new water under the KD-PDWC MOU
 - Long-term KD augmentation needs
 - We're working this assiduously, but depend on PDWC for new water
- Next step: PDWC to file application with the Water Court



Open Discussion

Meeting ends at 9 PM

Thanks for attending

