



### **Board of Directors Minutes**

April 19, 2018 (King's Deer Golf Clubhouse 6PM)

Members Present: Dan Rivers (President), Jim Hazuka (Secretary), Dan Snelling (ACC representative), Lorrie Kresge (Water), Randy Wood (Common Areas), Ken Harris (Neighborhood Watch), Steve Shurgot (Treasurer)

Others Present: Kevin Milyard (1336 Chapel Royal), Jason Reynolds (19655 Guildford Court), Wendy & Jeff Jones (1311 Chapel Royal Court), Aaron Goodlock (HOA Attorney, Orten, Cavanaugh & Holmes), Patricia Wasson (Executive Director), Allen Alchian (Consultant)

Executive meeting brought to order at 6:00PM

Regular meeting brought to order at 8:16PM

- I. President's Report - tabled
  1. Water Purchase and Augmentation
- II. Vice President – no report
- III. Secretary's Report
  1. March 2018 minutes – approved per email
  2. Topics for May Newsletter – Hazuka will send out a draft of the newsletter to Board members prior to going final
- IV. Treasurer's Report
  1. The March 2018 financials were forwarded to members before the Board meeting. There was agreement to standardized Monthly Financial Report content
  2. Update on 2018 paid assessments will be provided through email by the final week of April
- V. Director's Report
  - A. Architectural Control Committee
    1. Status report - tabled
    2. HOA Policy on Snow Fences – It is the policy of Kings Deer that snow fences are a temporary solution to managing snow drifts. For aesthetic reasons, the HOA prefers natural barriers using bushes and trees to provide similar affects. Thus residents, with approval by the ACC, are given up to five years to replace wooden snow fences with natural barriers on their property. HOA members can apply for extensions as needed providing they are pursuing a natural barrier solution. Recently, a resident requested the snow fence policy be discontinued which would essentially place no limits on the duration of snow fence use in Kings Deer. During the April ACC meeting, committee members deliberated on this topic and decided to maintain the existing policy. The Board discussed the merits of doing away with the snow fence policy but a final decision was tabled until the next meeting.
  - B. Common Areas – Wood will email report to all Board members
  - C. Neighborhood Watch – no report

D. Manager's Report - tabled

1. HOA office closed Friday afternoon for Storage Unit clean out.
2. Kings Deer Website Upgrade – Alchian will send out RFP
3. DORA renewal done 4/16/18
4. Received 6 mailboxes for new construction
5. Spending time in storage unit for inventory and clean up

Other:

1. 19647 Guildford Court, Lot 67 Highlands filing 5 – Concrete Driveway  
The Owner at 19655 Guildford Court (owner A) requested the Board to compel owners of 19647 Guildford Court (owner B) to reduce the amount of concrete associated with their driveway to that approved by the ACC. Owner A cited a number of concerns to include the overall size of the driveway, new drainage/water runoff problems, and potential safety concerns for his children. During Board deliberations on this topic, it was noted that on 27 July 2017, the ACC gave formal approval for the concrete driveway as built at the 19647 Guildford Court address. This was contingent upon receiving a landscaping plan that would provide aesthetic appeal to the driveway. The plan was subsequently received. Thus, the Board decided to continue its support of the July 2017 ACC decision to approve the driveway at 19647 Guildford Court in its current configuration.
2. 1336 Chapel Royal Court, Lot 48 Highlands filing 1 – Trees Blocking View  
The owners of 1336 Chapel Royal Court (owner A) and the owner of 1311 Chapel Royal Court (owner B) attended the Board meeting to articulate their views regarding this topic. As was discussed during the December 2017 and January 2018 meeting, the HOA does not normally get involved with view obstructions associated with landscaping. However, during the January meeting, the Board had concerns that the arguments presented by owner A and owner B regarding “prior consent” were significantly different. For that reason, the Board at that time sided with the owner B. During deliberations at the April Board meeting where both owners were present, concerns about “prior consent” which favored owner B in an earlier meeting, were alleviated. In addition, an ACC representative provided the original construction site plan submitted by owner A that proposed new tree plantings in the general location they currently reside. The site plan also showed existing trees in the same exact area owner B had concerns. There were no recorded objections to this plan when they were submitted therefore they were approved by the ACC. Thus, the Board decided to rescind its January decision to remove the trees. To promote good relations between neighbors, the Board hopes that the defendant and complainant will, on their own, reach an alternative resolution to this matter that is amenable to both parties.
3. 19055 Archers Drive, Lot 17 Classic filing 6 – Dog Status  
Because of past problems with the control of dogs at subject location, the Board at its 2/15/2018 meeting directed the owners to permanently remove the dogs from the property. As of the date of this Board meeting, the HOA has not received confirmation by the owners that the three dogs have been removed. The Board directed the HOA Director to visit the home in an effort to determine if the dogs have in fact been relocated. The Director will advise the Board of the results of her visit at the soonest opportunity.
4. 19882 Kershaw Court, Lot 32 Highlands filing 4 – Abandoned Property  
The Board revisited this issue with the HOA attorney who was in attendance. Correspondence was sent to the owners in March 2018 requesting receipt of specific items and payments associated with this property by the owner, for which an April 17, 2018

deadline was established. As of the date of the April Board meeting, not all of the items requested have been received by the HOA. Thus, the Board decided to pursue legal action against the owner.

5. HOA Insurance

Annually the HOA reviews the association's insurance policy to ensure it meets the needs of the community. The Board Secretary was asked to review the current policy as well as conduct an assessment of other options to determine if the HOA is getting the best insurance value. This assessment will be conducted over the next month and a recommendation will be made to the Board at a future date.

6. HOA Election Discussion

The Board discussed the process for the up-coming election.

Shurgot moved to adjourn at 8:37PM. Motion seconded and approved unanimously.

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Daniel Rivers, President King's Deer HOA

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James Hazuka, Secretary King's Deer HOA