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Board of Directors Minutes
June 21, 2018 (King's Deer Golf Clubhouse 6PM)

Members Present: Dan Rivers (President), Lorrie Kresge (Water), Randy Wood by phone (Neighborhood Watch & Common Areas), James Hazuka (Secretary) arrived at 6:09pm, Steve Shurgot (VP & Asst. Treasurer), Ken Harris (arrived at 6:05PM), Dan Snelling arrived 6:19PM (ACC)

Guests: Dan Hamilton (Force Broadband), Brian Schneider (20448 Hunting Downs Way)

Meeting brought to order at 6:03PM
Executive Session started at 6:03PM
Adjourned at 6:43pm

I. President's Report

1. Preparation for 2018 Annual Meeting

- Shurgot moved to change the annual meeting date to November 13th and if necessary November 20th
- The approval for annual assessment and final approval for the 2019 budget should be complete at the Board meeting on Thursday August 16, not Friday August 17

2. Appeal Concrete Drive @ 19647 Guildford Court

Rivers recommended the HOA send letter to property owner that the Board has dealt with this matter at their December meeting and are planning no further action. The full Board concurred with this recommendation.

3. Force Broadband, Dan Hamilton (at 7:00PM)

Mr. Hamilton proposed providing the community internet and telephone services. Proposal would entail installing equipment at the Kings Deer Golf Course. The Board pointed out that Mr. Hamilton would have to negotiate with the Golf Course owner to place his equipment at that location. This was an information only discussion as this service would be a private enterprise with no cost to the HOA.

4. Website Update

Information was distributed on contracting with a company to update the Kings Deer website. Our current website is old and has support concerns. Alchian spearheaded an effort to select a company to perform the work. The company CyberBasement was selected. Since the Board members had not received this information prior to the meeting, Rivers asked members to study the package and use email to request further information or clarification on any part of this issue. Final approval will take place during the July 19 Board meeting.

II. Vice President - no report

III. Secretary's Report

1. May Board 2018 minutes have been approved by email

2. HOA Insurance

Over the past several months, the HOA has been evaluating changes to our current insurance portfolio. This evaluation involved establishing a sub-committee which reviewed proposals from three companies. The committee made its recommendation to the full HOA Board. After some discussion, Hazuka made a motion to select the CB

Insurance proposal with one change. The motion also established an effective date of July 1, 2018. The motion was seconded and approved unanimously.

IV. Treasurer's Report

1. May 2018 financials Snelling moved to approve. Motion seconded and approved unanimously.
2. Format received by email from the treasurer to members approved.

V. Director's Report

A. Architectural Control Committee

1. Status Report

Snelling stated that the ACC is very busy with 23 active projects, 4 to break ground, 1 disapproved project and 1 tabled at the last meeting. He also wanted to thank Carol Groesbeck for setting up all site visits and Vern Kuykendall as Chair.

2. 19882 Kershaw Court Update ("The Big Dig")

Issues associated with this project are being handled by the HOA Attorney whose actions have been filed with the Court. The HOA has received the submittal fee, the compliance fee and 3 new sets of plans. However, the owners must clear up the outstanding debt before the project can proceed.

3. The ACC members have approved a deadline of receipt of agenda items on the day prior to the meeting.

B. Common Areas

1. Beaver residing at the pond was trapped on June 8 and relocated June 9
2. Damaged Cottonwood was cut down and chipped on June 17
3. Playground equipment was ordered and will be installed late Summer
4. Entrance monuments have new mulch
5. Pond Fountain should be operational again by next week
6. Archers Entry lights should be restored by next week

C. Neighborhood Watch

1. Program essentially "inactive" due to new background check requirement on Block Captains. Kuykendall has not been able to speak with El Paso County Sheriff. Until this requirement changes, the Board urged that the Neighborhood Watch coordinators, Ken and Linda Harris, to keep the current list of Block Captains current and to actively use the email lists for distribution of known issues within the neighborhood.

D. Manager's Report

Month of July – Office closures July 2 through 10th, July 13, 16, 20, 23, 27 and 30th

Other

1. 19620 Rathbone Court, Lot 12 Highlands filing 1 (RV parking) – matter was closed
2. 20448 Hunting Downs Way, Lot 47 Highlands filing 5 (trailer) – matter was closed; the Board notes that Brian Schneider, property owner, exhibited inappropriate behavior directed at the Board which violated decorum standards outlined in HOA meeting behavior policy.
3. 19580 St Giles Court, Lot 89 Highlands filing 5 (off drive parking) – matter was closed.
4. 19055 Archers Drive, Lot 17 Classic filing 6 (expenses relating to dog violation)
Board members approved stopping weekly fines. All fines remain attached to property.
5. Water Court Update

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Rivers provided updates to this issue. He recommended discussing this further at July 19 Board meeting.

Meeting adjourned by concurrence at 8:10pm.

/ signed /

Daniel Rivers, President, King's Deer HOA

/ signed /

James Hazuka, Secretary, King's Deer HOA

Attach:

1. Events & Key Dates leading to Annual meeting
2. Appeal letter re: concrete drive
3. Insurance comparison spreadsheet
4. Member Balance Detail
5. 19882 Kershaw Court update
6. King's Deer Website Upgrade