



Board of Directors Minutes
August 16, 2018 (King's Deer Golf Clubhouse 6PM)

Members Present: Dan Rivers (President), Lorrie Kresge (Water), Dan Snelling (ACC), Steve Shurgot (Asst Treasurer & VP), Randy Wood (Common Areas), Ken Harris (Neighborhood Watch)

Members Absent: James Hazuka (Secretary)

Meeting brought to order at 6:00PM

I. President's Report

1. Preparation for 2018 Annual Meeting

Board members accepted location of the annual meeting confirmed at the King's Deer Golf Club Troon Tavern 7PM on November 13, 2018

2. Water Purchase Update

Rivers stated that the HOA is now working with Bart Atkinson – they are working with options, progressing and are hopeful of getting a solution to purchasing water.

3. Status of website project

Alchian said that the HOA is under contract with CyberBasement and they will start in September. The current website is operational.

II. Vice President - No report.

III. Secretary's Report

1. July 2018 Board minutes have been approved by email

2. Status of election

At this time, Ken Harris, Dan Rivers, and James Hazuka have been nominated by the Nominating Committee to fill three of the four open seats for terms ending in 2020 and have all accepted their nominations.

3. September newsletter inputs to be written as follows:

Ken Harris (Neighborhood Watch), Randy Wood (update on playground equipment), Lorrie Kresge (Water reporting), Dan Snelling (election update), Vern Kuykendall (ACC), Steve Shurgot (Annual Assessment & Budget), Dan Rivers (President's Report to include annual meeting, water purchase),

IV. Treasurer's Report

1. July 2018 financials

Board members accepted the financials as distributed with a correction of \$9,900.00 for 19882 Kershaw Court.

2. Review 2019 Budget.

After discussion, including a new item for education and training and unplanned playground equipment and lighting refurbishment at the entrance monuments, Steve Shurgot and Dan Snelling agreed to make further adjustments and circulate a final draft for review by email. The directors will then adopt the 2019 budget by unanimous agreement or set a special meeting to do so before September 11, 2019, when the budget must be mailed out to the members together with the election ballot package.

3. Approve 2019 Annual assessment

Shurgot moved to to set the 2019 annual assessments at \$300.00 per property. Motion seconded and approved unanimously.

V. Director Reports

A. Architectural Control Committee

1. Alchian & Snelling reported that there are at least 15 new construction projects and a variety of miscellaneous ones in progress.
2. 19882 Kershaw Court Update ("The Big Dig") - all required information has been sent to the HOA attorney, who has mailed a demand letter to Kershaw Court LLC stating that the property must be restored to original condition and all fines must be paid immediately. Snelling moved to authorize Vern Kuykendall and Allen Alchian to task the HOA attorney as needed and to negotiate a reduction of the fines with the property as they deem appropriate. Motion seconded and approved unanimously.

B. Common Areas

1. The lights at the KD entrance monuments need upgrading as follows:
 - a. Highway 105 & Roller Coaster: \$4,138 New wiring, circuitry & fixtures
 - b. County Line & Royal Troon: \$1,254 New fixtures
 - c. County Line & Kershaw: \$2,116 Locate/Repair underground circuit, new fixtures (assumes repair not under road)
 - d. County Line & Roller Coaster: \$3,511: New wiring, circuitry & fixturesThe Board unanimously approved the above expenditures.
2. Some of the trails are washed out and we have ordered materials for restoration work under our maintenance contract.
3. New Playground equipment has been installed.
4. The pond fountain needs to be serviced or replaced. The Board unanimously agreed to remove the fountain and keep the four bubblers, which are all working.

C. Neighborhood Watch

Ken Harris is talking to past block captains and updating a master list. He will talk to the sheriff about the need for background investigations on Neighborhood Watch block captains. The Board unanimously agreed that the King's Deer's program should continue without background investigations.

D. Manager's Report

The CAI Law Day was on August 14. Pat Wasson attended and earned credits for licensing. She gave a synopsis of the day to the Board.

Shurgot moved to adjourn at 7:36PM. Motion seconded and approved unanimously.