



## **Board of Directors Minutes**

October 18, 2018 (King's Deer Golf Clubhouse 6PM)

**Members Present:** James Hazuka Secretary (phone in 6:30pm), Lorrie Kresge (Water) , Dan Rivers (President), Randy Wood (Common Areas), Steve Shurgot (VP & Asst Treasurer), Dan Snelling (ACC), Ken Harris (NW)

**Guests:** Vern Kuykendall (ACC), Allen Alchian (consultant), Patricia Wasson (Executive Director)

### **Meeting brought to order at 6:00 PM**

Executive session began at 6:00pm covering the following topics:

18110 Archers Drive, Lot 9 Classic filing 1 – parking (CEOC).

710 Kings Deer Point, Lot 16 Classic filing 2 – metal siding (ACC).

Harris raised discussion regarding current policies and “grandfathering” of old ones associated with bee hives and irrigation. No motions raised.

Executive session ended at 6:19pm.

18110 Archers Drive. The board agreed to table this issue until the January meeting.

Shurgot will propose a policy for dealing with repeat covenant violations.

710 Kings Deer Point. Snelling explained the ACC decision to disallow the use of metal siding in this case.

### **I. President's Report**

1. Preparation for the 2018 Elections and Annual Meeting  
Hazuka will procure PA system, Troon Tavern is scheduled for the meeting including great food.
2. Water Purchase Update –  
Talks with the developers continuing on all King's Deer augmentation needs.

### **II. Vice President – N/A**

### **III. Secretary's Report**

1. September 2018 Board minutes were unanimously approved by email.
2. Ballots received total 183, meaning that we have a quorum. Alchian, Snelling, and Shurgot were appointed to the Tally Committee at the August meeting and will count the votes and report the final results, which will be posted on the King's Deer website.
3. Annual Meeting PowerPoint Presentation – Board members agreed to have a dry run of the slides on November 12 at 6PM at the King's Deer Golf Clubhouse.
4. Executive session began at 6:28pm.  
Hazuka discussed elements of a proposed King's Deer rental policy.  
Executive session ended at 6:42pm.

### **IV. Treasurer's Report**

1. September 2018 Financials – Shurgot moved and Snelling seconded that the financials be approved; unanimous.

### **V. Director's Report**

#### **A. Architectural Control Committee**

1. Status Report – Snelling reported to the Board about the possibility of a Knights Crossing driveway encroachment, the ACC is recommending that the property

owners work it out. This year has seen 53 active projects, of which 31 are new homes, so the ACC has been very active.

2. 19882 Kershaw Court Update (“The Big Dig”) –Update and decision on additional fees and interest charges. Kuykendall told the Board members that they are continuing to get no response from the property owner and that the second set of construction plans, checks, and application were mailed certified and return receipt requested to the property owner. Kuykendall recommended that 8% per year interest be assessed effective August 26, 2018, the rate proposed by our attorney. The board unanimously approved the recommendation.
3. Snow Fence Policy & Design Standards change. Snelling presented a draft policy on snow fences. He moved and Kresge seconded that it be approved; unanimous. The board also approved appropriate modifications to the Design Standards.
4. Snelling recommended that the board designate one of its members to be the ACC liaison after he leaves the board. This will be on the November agenda.

**B. Common Areas – no report**

**C. Neighborhood Watch**

Harris stated that the El Paso County Sheriff’s Department is not going to forget about their requirements for a background check. He feels that it is a minor impediment and the board agreed that he should proceed in filling vacant block captain positions.

**D. Water**

Kresge stated that approximately 240 residents have reported their meter readings. She recommended that a fine of \$100 plus \$25 per week be imposed on delinquent reporters effective Wednesday, November 28; the board unanimously approved this.

**E. Manager’s Report – no report**

**F. Other**

Parking discussion (CEOC) Tabled until January meeting Shurgot will take the lead  
Metal siding (ACC) -  
Miscellaneous Topics (Ken Harris) - Beehives approved at Sixpenny & Kings Deer Point. Irrigation tripod

Board members thanked Dan Snelling for his dedicated service to the King’s Deer community.

Snelling moved to adjourn at 7:21PM.

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Daniel Rivers, President King’s Deer HOA

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James Hazuka, Secretary King’s Deer HOA

Attach:

1. Member Balance Detail
2. Snow Fence draft policy
3. Proposed Design Standards change
4. 19882 Kershaw Court Update