



Board of Directors Minutes
November 15, 2018 (King's Deer Golf Clubhouse 6PM)

Members Present: James Hazuka (Secretary), Randy Wood (Common Areas), Ken Harris (Neighborhood Watch), Steven Shurgot (Vice-President), Lorrie Kresge (Treasurer & Water), Jan Sievert (Director at Large), Dan Rivers (President)

Guests: Allen Alchian (Board Advisor), Patricia Wasson (Executive Director), Vern Kuykendall (ACC)

Meeting brought to order at 6:00 PM. The Board went into Executive Session to determine Director responsibilities for the 2019 Board. The following were the results:

President – Dan Rivers
Vice President/NEPCO rep – Steve Shurgot
Secretary – Jim Hazuka
Treasurer – Lorrie Kresge
Common Area – Randy Wood
Neighborhood Watch – Ken Harris
Director at Large – Jan Seivert

Regular session of the Kings Deer Board meeting started at 6:54 PM.

I. President's Report

1. Water Purchase Update – Rivers indicated that an augmentation meeting will take place during the last week in November. The attorney's present at this meeting are key to solving this problem.

II. Vice President – N/A

III. Secretary's Report

1. October 2018 Board Minutes - were approved by email.
2. Draft Version of Annual Meeting – Hazuka circulated a draft of the annual meeting minutes to the Board and requested any changes or recommendations from the members. Rivers stated that his absence should be reflected in the minutes.
3. Status of New Website - Alchian stated that the company updating the website Should be completed by December. The final payment of \$5,000 will be issued by December

IV. Treasurer's Report

1. October 2018 Financials – September financials will be posted on the website. Shurgot requested the October financials be reviewed by Board members. He requested email approval.
2. Reserve Account Deposit - Shurgot stated that this year the HOA would not be depositing money into the reserve account because of increases in expenditures for common areas, the website, ACC standards enforcement.

V. Director's Report

A. Architectural Control Committee

1. Status Report – Kuykendall stated that projects in the subdivision were slowing down.

2. 19882 Kershaw Court Update (“The Big Dig”) – An update and decision on additional fees and interest were discussed. We have a contract in place for restoration of property which should be completed within the next 2 weeks. The cost of the contract is \$4900. Grass seeding will occur in the Spring. The owner of the property is responsible to reimburse the HOA for these expenditures as well as past fines and interest. The Board acknowledged that the ACC is doing its best on this very difficult situation. Restoration of the lot to its original condition is only one aspect.
 3. 2212 White Cliff Way, Lot 37 Highlands filing 6 – Neighbor objection was received on the new construction proposed at this site. Alchian presented information to the Board members about a possible concern between neighbors and the location of a new home. Specifically, the neighbor has concerns about the proposed location of the house on the lot and the view corridor impacted. The ACC is working the issue at this time.
 4. 1663 Lyonsdown Lane, Lot 4 Highlands filing 4 - Kuykendall mentioned that there is a concern about the quality of fencing and the request for landscaping. The ACC is working this issue at this time.
- B. Common Areas – Over the next few months, Wood will be working on a new contract with Kings Deer Golf Course Landscapes Unlimited for 2019.
- C. Neighborhood Watch – No report
- D. Water
1. Kresge indicated 18 residents have not reported their water meter readings. Fines for late reporting will begin on November 29. The fines will be \$100 and \$25 per week after.
 2. Rivers indicated that the water reporting task will transition to the new HOA Director hire in 2019.
- E. Manager’s Report
1. Wasson asked Board members to sign and return conflict of interest forms.
 2. The HOA office will be closed 22 and 23 November.
 3. Next Board meeting will be on December 6 @ 6PM at the Kings Deer Gold Course.

VI. Other

Housing Policy – It has been brought to the HOA Boards attention that there are a numbers of property owners violating the single family requirement for homes in Kings Deer. Thus, the Board is considering a Housing Policy that would add clarification to language already in the community’s covenants. As a reference, Classic Subdivision covenants states “all building and improvements shall be used solely for single family residential purposes and shall not be used for commercial purposes or in violation of zoning and other laws and regulations; and Highlands Subdivision covenants states “all buildings and improvements shall be used solely for single family residential purposes and should not be used for trade, business or commercial purposes as defined by the Board in its reasonable discretion, or in violation of zoning or other laws or regulations”. Once drafted, the proposed policy will be forwarded to the HOA Attorney for review. After final approval by the Board, residents should expect to see a draft of this policy in the January newsletter. There will be a period for residents to comment on the policy before a final vote by the Board.

Motion moved to adjourn at 7:50PM.

/ signed /

Daniel Rivers, President King's Deer HOA

/ signed /

James Hazuka, Secretary King' s Deer HOA

Attach:

1. Annual Meeting Minutes
2. Synopsis of Objection of Neighbor to Proposed Construction
3. Director's Info
4. October 21, 2018 Balance Sheet