



Board of Directors Minutes
February 21, 2019 (King's Deer Golf Clubhouse 6PM)

Members Present: James Hazuka (Secretary by phone), Dan Rivers (President), Lorrie Kresge (Water & Treasurer), Randy Wood (Common Areas), Jan Sievert (Member at Large), Ken Harris (NW), Patricia Wasson.

Members Absent: Steven Shurgot (VP)

Meeting brought to order at 6:00pm

Guest Speaker

Bart Atkinson (PDWC Representative): Atkinson discussed the history of obtaining new water for King's Deer residents and outlined his role regarding the current PDWC water initiative. He also discussed the current status and the rising legal costs associated with this effort. Atkinson acknowledged receipt of the WRC proposed changes to PDWC's water court application. King's Deer HOA will be a joint applicant with PDWC. Per Atkinson, the owners of the water (PDWC) have stipulated that King's Deer HOA, as a joint applicant, will not incur any financial responsibilities associated with this initiative.

I. President's Report

1. Water Purchase – Rivers recommended the Board approve PDWC to proceed with the water court application provided it includes the recommended changes the King's Deer Board offered earlier in the week. Kresge moved and Hazuka seconded to direct the President to inform PDWC that KD will support a joint application to the Water Court based on Atkinson's assurance that KD will not share in the application costs (except to the extent that we engage our own water lawyer) and with PDWC incorporating the KD comments given to Atkinson. Motion passed unanimously. Rivers proposed that KD develop an addendum to the current memorandum of understanding between the HOA and PDWC. The Board agreed provided the addendum address the discussed changes to the unit size, codification of the no cost pledge to King's Deer HOA by PDWC, and that the agreement be signed and in place prior to the submission of the court application.
2. Proposed Purchase of Laramie-Fox Water Rights - Grandwood Enterprises, LLC has offered to buy a limited amount of excess deep-water rights deeded to the King's Deer HOA. Less than two weeks ago, the Board commissioned Lytle Water Solutions to evaluate the Gandwood Enterprise proposal. According to Lytle Water Solutions, King's Deer HOA has more than enough deep water to address its current and future augmentation needs. Lytle also assessed that the price offered by Grandwood for the 25-acre feet, was a "premium" price. Lytle did suggest some language be included to the sale contract to ensure no costs or responsibilities were incurred by the King's Deer HOA before, during and after the water court proceedings. Sievert moved to approve selling water to Grandwood for the price offered provided that the sale includes the Lytle recommended stipulations outlined in their proposal. The motion was seconded by Kresge and approved unanimously. Rivers recused himself from the vote. As an aside, Kresge indicated there were some minor discrepancies within the Quitclaim Deeds that she plans to address with Lytle. These discrepancies deal with water in the Denver and Arapahoe aquifers and therefore have no bearing on the above sale of Laramie-Fox Hills water.

- II. Vice President – No report
 - 1. Parking policy tabled until March

- III. Secretary’s Report
 - 1. January 17, 2019 Board minutes approved by email
 - 2. February 7, 2019 minutes approved with change
 - 3. Proposed rent/lease draft policy
 - One resident responded to the Kings Deer newsletter since it came out in January. Hazuka will contact the home owner and discuss their concerns.

- IV. Treasurer’s Report
 - 1. January Financials - unanimously approved.

- V. Director’s Report
 - A. Architectural Control Committee
 - 1. Status Report – ACC members met and approved 2 miscellaneous projects and approved returning the compliance fee on 2 construction projects
 - 2. 19882 Kershaw Court Update (“The Big Dig”) –Update and decision on additional fees and interest. Tabled until March meeting
 - B. Common Areas – No report
 - C. Neighborhood Watch – discussion of different reports received through different security measures.
 - D. Manager’s Report
 - 1. HOA assessment payments – 38 assessments have not been paid. A fine has been added to their payable accounts. Interest on the outstanding assessment and fine will begin 1 March.

Wood moved to adjourn the Board meeting. The motion was seconded and approved unanimously. The February Board meeting was concluded at 8:08PM

/ signed /

Daniel Rivers, President King’s Deer HOA

/ signed /

James Hazuka, Secretary King’s Deer HOA

Attach:

- 1. LWS evaluation of deeded water
- 2. Financials
- 3. Water Resource Committee Charter
- 4. Resident email response to Rent/Lease Policy