



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

Meeting brought to order at 6:00PM

Members Present: Steven Shurgot (VP)(left 7:15PM), Dan Rivers (President), Randy Wood (Common Area), Lorrie Kresge (Water & Asst. Treasurer), James Hazuka (Secretary)(by Phone), Ken Harris (NW)

Members Absent: Jan Sievert (member at large)

Other(s) Present: Gene Carbonell (18572 Wetherill Road)

Hearing begins at 6PM

18572 Wetherell Road, Lot 22 Highlands filing 3 – trailer(s)

Carbonell discussed his view of why he had a trailer on the property. The Board gave a verbal warning at this time, request that he think about some changes in when and how he brings his trailers to the subdivision.

Hearing adjourned at 6:51PM

I. President's Report

1. Water Purchase –PDWC-KD Application Status.

Rivers stated that he expects that PDWC will file the application by March 29, 2019, and that the following 2 months are open for objections by other water companies.

II. Vice President

1. Parking policy – Shurgot gave the Board members a copy of the policy and they requested that it be tabled for April 18th meeting so that they have time to review it.

III. Secretary's Report

1. February 2019 Board minutes approved by email
2. KD audit in 2019 – the last independent audit of the HOA's financials was 7 years ago. The Board discussed the value of a limited audit at this time. Hazuka volunteered to research cost of an audit and will provide information at the April 18 meeting
3. HOA manager position – the office has received 4 resumes. None of the applicants has a property manager license.
4. Policy on rent/lease – the HOA received one comment from a King's Deer resident regarding the proposed housing policy. He understood the rationale of why the HOA wanted to address the lease issue and in general, supported the issue. The resident did ask that we drop the requirement to provide a copy of the lease to the HOA office. Additionally, there was discussion between the Board members regarding language for VRBO's. This issue was tabled for a later meeting.
5. Website Spam Emails – The Board asked Hazuka to look into efforts by CyberBasement to filter erroneous spam emails being sent to the *contact us* group email. BoD membership also asked to be taken off the email group immediately and requested the Director to send emails out to each member based upon their support areas.

IV. Treasurer's Report

1. February 2019 Financials – Motion approved and seconded. Unanimous approval for financials.

V. Director's Report

A. Architectural Control Committee

1. Status Report – the ACC did not meet because of bad weather conditions and the meeting was not rescheduled. Their next meeting is March 28, 2019
2. 19882 Kershaw Court, Lot 32 Highlands filing 4 – status – no report

B. Common Areas

1. Landscape Maintenance Plan – Woods presented the contract to the Board members and indicated that there were no changes from the prior year. Contract was approved and Rivers signed.

C. Covenant Enforcement Oversight Committee

1. CEOC had an unofficial meeting without a quorum (two of four present). We discussed the issue about the Wetherill property owner having repeat violations of trailers/RVs at the property. The CEOC understood there will be a hearing by the Board on Thursday. The two CEOC members who reviewed the file noted that the documentation in the file shows three recorded incidents over the past 12 months. The CEOC felt appropriate action for the board would be a warning without a fine at his time and impose a fine of some amount to be automatically applied upon the next violation.

D. Neighborhood Watch

1. Harris is evaluating the “ring” and will research for April 18 meeting.

E. Manager's Report

1. HOA assessment payments –16 still due

Wood moved to adjourn at 7:42PM. Motion seconded and approved unanimously.

/ signed /

Daniel Rivers, President King's Deer HOA

/ signed /

James Hazuka, Secretary, King's Deer HOA

Attach:

1. February financials
2. Draft Parking Policy
3. Copy of Landscape maintenance plan