



**Board of Directors Minutes
April 18, 2019 (King's Deer Golf Clubhouse 6PM)**

Members Present: Lorrie Kresge (Treasurer & Water), James Hazuka (Secretary), Dan Rivers (President), Jan Sievert (Member at large), Steven Shurgot (Vice President), Ken Harris (Neighborhood Watch, arrived 6:15pm)

Members Absent: Randy Wood (Common Area Maintenance)

Others Present: Allen Alchian (Consultant), Patricia Wasson (Executive Director),

Meeting brought to order at 6:00PM

I. President's Report

1. Water Purchase – PDWC-KD Application Status.

Rivers informed the Board that the application to secure additional water for residents, was filed with the Water Court on the 29th of March. The response time for entities to raise concerns ends on the 31st of May. It was also noted that the owner of the Kings Deer Golf Course may be interested in providing augmentation for the community using their deep-water well. This alternative offer will be explored if needed.

II. Vice President

- 1. Parking -** There is interest within the community to make changes to the existing parking requirements within King's Deer. It was noted that the changes being considered would require an amendment to both the Classic and Highlands covenants. The board unanimously decided to insert a covenant change ballot measure in the same mailing with the Board election ballot in the Fall. It was noted that to amend a covenant, it will require a significant increase in resident participation in the next election. Requirements for amending the covenants are outlined in paragraph 27 of Classic and Highland's covenants.

III. Secretary's Report

- 1. March 2019 Board minutes** approved by email
- 2. King's Deer Financial Audit –** With the change in the Treasurer and HOA Executive Director positions, the board is looking into having a financial audit of it's accounts and processes. Hazuka checked into companies that could perform the audit. We are waiting to hear back from the firm Biggs and Kofford. This issue was tabled until the May board meeting.
- 3. Executive Director Interviews –** The King's Deer Executive Director plans to retire this summer. Efforts to find a replacement are ongoing. Hazuka told the board that we had received 18 resumes from our advertisement. Kresge, Hazuka, Rivers, and Alchian have been involved in the interview process. There are two prospects out of the 18 that the team picked for the final round selection which should conclude the week ending 26 April. The proposed start date for the new Executive Director is 1 June.
- 4. Newsletter Articles –** Board members identified the following topics for the May Newsletter.
 - a. Water Initiative
 - b. Board candidates
 - c. Parking Covenant Amendment
 - d. Mowing deadline
 - e. RV Parking limits
 - f. Trash in the playground area
 - g. Garage sale
 - h. Summer Activities in El Paso County
 - i. Committee Volunteers

5. King's Deer Website Problems - the "Contact Us" selection off the main menu has been deactivated due to a significant amount of "Spam" received. Residents who wish to send notifications to the HOA must send emails to admin@kingsdeer.org.

IV. Treasurer's Report

1. March 2019 Financials – Motion to approve was made and seconded. Financials were unanimously approved.

V. Director's Report

A. Architectural Control Committee

1. Status Report – Alchian let the Board know that they have 3 new construction projects and 1 garage approved. There are 39 active projects ongoing, 32 of which are new construction. ACC attendance is down and they are soliciting more members to participate on the committee.
2. 19882 Kershaw Court, Lot 32 Highlands filing 4 – The board unanimously agreed to go forward with foreclosure proceedings and to authorize Alchian and Kuykendall to act on behalf of the HOA to get it done.
3. Compliance Fee Account Audit – The audit associated with this account is almost complete. The HOA Treasurer will be notified of the results.

B. Common Areas – No report

C. Covenant Enforcement Oversight Committee – No report

D. Neighborhood Watch – Harris is trying to get Sheriff's office representative (Brent Ambuehl) to meet with the Board at May16 meeting.

E. Manager's Report – There are 8 outstanding assessments that have not been paid by HOA members. Liens will likely be filed on those properties within the next 30 to 60 days.

Next meeting is May 16, 6PM @ King's Deer Golf Club House.

Meeting adjourned at 6:58PM.

/ signed /

Daniel D Rivers, President King's Deer HOA

/ signed /

James Hazuka, Secretary King's Deer HOA

Attach:

1. March Financials