



Board of Directors Minutes  
June 20, 2019 (King's Deer Golf Clubhouse 6 PM)

Members Present: Dan Rivers (President), Steven Shurgot (Vice President), James Hazuka (Secretary), Lorrie Kresge (Treasurer & Water), Jan Sievert (Member at large), Randy Wood (Common Area Maintenance), Ken Harris (Neighborhood Watch)

Members Absent:

Others Present: Allen Alchian (consultant), Vern Kuykendall (ACC Chair), John Highhouse (Executive Director)

Meeting brought to order at 6:02 PM

I. President's Report

1. Water Purchase –PDWC-KD Application Status.

Rivers explained to the Board that the King's Deer water decrees are highly complicated. On March 29, 2019, PDWC filed an application to secure additional water for King's Deer owners who wish to buy. The response time ended May 31, 2019 with two objections, Colorado Springs and Woodmoor. These objections were expected, and the entities are working with PDWC to resolve their concerns. The application is moving forward and is now waiting for court approval.

II. Vice President

1. Parking – Harris presented some proposed verbiage as a starting point. After some discussion, Rivers asked that Shurgot and Harris work together to develop a complete proposed covenant paragraph for Classic and Highlands in a ballot format. Given the different opinions by Board members on what the covenant should say, Rivers asked that the proposed language be coordinated via email prior to the next Board meeting. Final approval by the Board is scheduled for the July Meeting. Given the timeline associated with the elections, the proposed ballot must be approved by the Board to submit it to the HOA membership. There was also discussion regarding the method of voting, and requirements needed to get the changes approved as stated in paragraph 27 of the Declarations. Hazuka was tasked to confer with the HOA attorney for clarification regarding these issues.

III. Secretary's Report

1. May 2019 Board minutes unanimously approved by email on 5/29.
2. Reimbursement of the hotel stay by Executive Director to attend the CAI M-100 class in Northglenn, CO. Attendance of this class is a requirement of the Board. A motion was made, seconded, and unanimously approved for a \$461.41 reimbursement to the Executive Director for hotel and per diem.
3. Increase of 3% for CB Insurance 2019/2020. Total expenditure for HOA insurance for the year is \$8200, which is 3% higher than the previous year. Hazuka stated that the covenants allow for insurance costs to be passed along to the membership directly. Given the budget spend plan for the current year, there doesn't appear to be a need to do so.

4. Sievert stated that the ownership transfer fee in KD is \$100. This is a fee the HOA collects when someone purchases a home in the development. Compared to other HOA's in this area, the fee is quite low. \$100 does not cover the costs associated with transferring a property by the HOA office. Sievert was asked to investigate and present a report at the next board meeting.

#### IV. Treasurer's Report

1. May 2019 Financials – Motion was made and seconded. The financials were unanimously approved.
2. Transfer of funds – Kresge reported that as approved at the last Board meeting, \$200,000 in reserves was moved into an 18-month CD at ENT. Also, the Compliance Fee account was moved to Integrity Bank and Trust in a non-interest bearing account.
3. 2020 Budget – Kresge asked the Directors for any input or changes for a 2020 preliminary budget. The proposed budget will be reviewed by the Board at their next meeting on July 18, 2019. Final approval will be at the following Board meeting on August 15, 2019.

#### V. Director's Report

##### A. Architectural Control Committee

1. Status Report – Alchian reported there are 2 new construction projects. One additional project is held up due to the 100 ft setback requirement of the golf course.
2. The ACC recommends Dan Garrison as a new member for ACC. Having met the requirements therefore, a motion was made, seconded and the board unanimously approved.
3. Kuykendall proposed the purchase of vests to identify HOA volunteer members on site status checks. Motion was made, seconded and the board unanimously approved expenditure not to exceed \$200 for vest for the ACC.
4. 19882 Kershaw Court, Lot 32 Highlands filing 4 – Kuykendall reported that a settlement offer was made to the HOA. A spreadsheet was distributed to Board members with a breakout of the current charges into categories. Kuykendall recommended the board wait before taking action. He explained the foreclosure process typically takes 6 to 9 months to complete. The board reaffirmed that Alchian and Kuykendall were to continue working with the HOA lawyers on this issue.

Board went into Executive Session at 7:06 PM

Purpose: Discussion of 19887 Kershaw Court owner letter

Board came out of Executive Session at 7:32 PM

5. 19887 Kershaw Court, Lot 30 Highlands filing 4 – There is contractor induced damage to the trail along County Line. The owners submitted a letter of appeal to the Board for the \$500 compliance fee withhold imposed by the ACC. The ACC recommended that the Board uphold their decision to withhold the \$500 imposed due to unauthorized access to the property from County Line Road. It was evident, and acknowledged by the owner, that their contractor delivered materials and accessed the property over the trail to their lot. The full costs for repair of the trail and irrigation box far exceeded \$500. A motion was made, seconded and the Board unanimously denied the owner's appeal and \$500 compliance fee withhold stands. The ACC decision is upheld. The ACC also recommended that the expense to repair the HOA trail and irrigation system by vehicle access along the trail from Kershaw

Court to be reimbursed by the owners. Photos were provided by an ACC representative that showed vehicle tracks on the trail that turned into the 19887 Kershaw Court property. However, there were other tracks as well, thus the Directors decide not to increase the withhold to pay for these repair costs. Hazuka and Highhouse will respond by letter to the owner regarding the decision of the Board.

B. Common Areas

1. Trail repairs – To stop vehicles from driving on the trail, Wood asked the Board to consider placing 10 to 12 boulders at the trail near the corner of County Line Road and Kershaw Court. The Board agreed with Wood’s recommendation thus he was tasked with getting an estimate to purchase and install the boulders and present the proposed costs to the Board at the next meeting.

C. Covenant Enforcement Oversight Committee

1. Future of the CEOC – Alchian gave background of the CEOC and reasons it was formed many years ago. He stated that violations are now routinely being resolved through an established process. Furthermore, the process of enforcement has been standardized. For these reasons, Alchian proposed the CEOC be dissolved. Having found that the committee no longer serves a useful purpose, a motion was made, seconded and unanimously approved to terminate the Covenant Enforcement Committee. The Executive Director is tasked to provide, at each Board meeting, a statistical summary by category of covenant violations. The board expresses gratitude to the members of the CEOC for their service to the community.

D. Neighborhood Watch

1. Harris began a discussion about the need for more block captains. It was discussed that the community could eliminate block captains altogether and use Facebook and email blast capability through the KD website to communicate with residents. Kuykendall explained the original intent of having block captains was also to encourage the sharing of information in the community as well as including getting to know your neighbors. Several blocks had social events that encouraged community. Furthermore, communication goes both ways with block captains, as opposed to email blasts or other less interactive methods.

E. Manager’s Report

1. HOA assessment payments still outstanding is 4.
2. CAI M-100 Class June 5-8 was attended by Highhouse and passed the course. Governor vetoed HB 19-1212 on May 31, 2019 removing the state licensing and education requirements for community association managers. CAI continues to offer education through their Education Department and certification through CAMICB. The M-100 class is a prerequisite for the CMCA certification. A motion was made, seconded and unanimously approved to authorize the expense for Highhouse to obtain the CMCA certification.
3. Office Closure, Independence Day July 4
4. Event and Key Dates for Annual Meeting was distributed to Board members. The dates have all been updated to match this year’s calendar. Highhouse drew attention to events that are scheduled to take place at the next Board meeting.

5. Out of country owner requests payments by website or autopay. Due to the limited scope and potential increased costs to the HOA, the Board decided to take no action on this request.
6. Approximately 100 lots still need annual mowing

Next meeting is July 18, 6:00 PM @ King's Deer Golf Club House

Meeting adjourned at 8:05 PM

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Daniel D Rivers, President King's Deer HOA

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James Hazuka, Secretary King's Deer HOA

Attach:

1. May financials
2. Events & Key Dates Schedule
3. 19887 Kershaw owner letter and lot photos