



## Board of Directors Minutes

July 18, 2019 (King's Deer Golf Clubhouse 6 PM)

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

Members Absent: James Hazuka (Secretary)

Others Present: Allen Alchian (consultant), Robert Britton (704 Caspian Ct), John Highhouse (Executive Director)

Meeting brought to order at 6:00 PM and the Board immediately went into executive session.

### Executive Session

1. The Board discussed upcoming board vacancies with no action taken and no direction given.

Executive session ended at 6:10 PM and the Board commenced the regular session.

### I. President's Report

1. Water Purchase – PDWC-KD Application Status. Rivers stated that he met with members of Woodmoor Water and Sanitation District (WWSD) and they do not anticipate any major obstacles but want to follow the process. Rivers said that the court looks for the parties to agree and that so far it looks good. Based on current information, he anticipates the court approval could be complete by the end of the year.

### II. Vice President's Report

1. Parking covenant proposal verbiage, Shurgot presented the ballot proposals, one each for Classic and Highlands. The Board supported the revised paragraphs being identical to each other. After further discussion on the verbiage, the board agreed on a limit of two vehicles or less. A motion was made and seconded to approve the proposed parking ballot with changes to the format, removal of the strikethrough paragraph, and a minor wording change. The Board unanimously approved.

### III. Secretary's Report

1. June 2019 Board minutes were unanimously approved by email on June 30, 2019.
2. Events and Key Dates – The Board, by unanimous approval, took the following actions.
  - a. Adopted the election procedures used 2016, 2017 and 2018; i.e. restrict candidate nominations to a period specified in the Call for Nominations and Agenda letter
  - b. Set the period to accept Board nominations from Thursday, Aug 1 to Close of Business (COB) Friday, August 30
  - c. Set the Date of Record for the annual meeting as COB Friday, September 6.
  - d. Set balloting period from Monday, September 16 to COB Wednesday, October 16.
  - e. Set a secondary date for the Annual Meeting in case of weather as November 12.
  - f. Appointed Hazuka as Nominating Committee chairperson and Sievert as committee member

- g. The Board accepted the *Call for Nominations and Agenda Items* letter with minor changes to the headings and to include a self-nomination section. Kresge and Highhouse to make the approved changes to the letter.

IV. Treasurer's Report

1. June 2019 Financials – After reviewing a motion was made, seconded and the financials were unanimously approved.
2. 2020 Budget review - Kresge highlighted the proposed budget changes
3. Grandwood Ranch water purchase proposal – Kresge stated that a contract is possible by the end of this month. The court still must agree by court decree to the transfer of water rights to Grandwood Ranch. A motion was made and seconded to transfer 34 Ac-ft of 100-year non-tributary Laramie Fox-Hills water in exchange for \$68,000. The motion was approved with Rivers recused.
4. Sievert to present a report on comparisons of the Ownership Transfer Fee (OTF) in the communities in the local area. Sievert recommended no more than \$100 to be added to the OTF making it a total of \$200. A motion was made, seconded and the Board unanimously approved an increase the Ownership Transfer Fee from \$100 to \$200 to become effective August 1, 2019.

V. Director's Reports

1. Architectural Control Committee
  - a. Status Report – The ACC withheld \$575 in compliance fees last month. Two projects that are submitted, but not yet approved, will soon need ACC decision because they are approaching the 60-day limit.
  - b. 740 Caspian Court, Lot 17 Classic filing 1 – Entryway fence application was deferred to Board for approval because the proposed fence is inconsistent with the Design Standards. Due to the unique application of a fence, the ACC recommended approval of the project to the Board. It was noted there exists similar structures in the area and the owner submitted approval letter from several neighbors. The Board unanimously approved of the landscape features project.
  - c. 19882 Kershaw Court, Lot 32 Highlands filing 4 – status – no change
2. Common Areas
  - a. Wood reported that the cost to purchase, deliver and locate 10 to 12 boulders, 3 to 4 feet in diameter, for the trail area at the corner of Kershaw Court and County Line Road is \$1000 to \$1500. Kresge stated that she has some boulders approximately 2 feet in diameter that may work. Wood will look at the boulders to see if they are suitable.
  - b. Recent storms have caused heavy damage to the trails. Our contractor is actively working on repairing the trails. Additional material has been ordered and good progress is being made towards the repairs. There are a lot of weeds on the trails that need attention. This will be scheduled after the trails have been repaired and graded.
3. Neighborhood Watch
  - a. Harris has been in contact with the Sheriff's department NW liaison. Kresge stated that the Nextdoor app has some recent neighborhood activity of monument lights being smashed. Harris will explore ways to get the word out to the community.
4. Manager's Report
  - a. Office Closure, no scheduled office closures

- b. Event and Key Dates for Annual Meeting upcoming actions are the mailing of the *Call for Nominations and Agenda Items* letter in late July and approval of the 2020 assessments and final 2020 budget at the August 15 Board meeting
- c. HOA assessment payments still owing – 3
- d. Covenant Enforcement Status Report – 43 violations from May 15 to July 18
- e. Annual mowing -12 lots still need mowing

VI. Other

Next meeting is August 15, 2019 @ 6:00 PM, King's Deer Golf Club House.

Meeting adjourned at 7:48 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. Events & Key Dates Schedule
2. Call for Nominees and Agenda Items letter
3. Parking ballot proposal - Classic
4. Parking ballot proposal - Highlands
5. June financials
6. Covenant Enforcement Status Report