



Board of Directors Minutes
August 15, 2019 - King's Deer Golf Clubhouse 6:00 PM

Members Present: Dan Rivers (President), James Hazuka (Secretary), Lorrie Kresge (Treasurer & Water), Randy Wood (Common Area Maintenance), Ken Harris (phone) (Neighborhood Watch)

Members Absent: Steven Shurgot (Vice President), Jan Sievert (Member at large)

Others Present: Todd Brummond (KD Owner), Allen Alchian (consultant), John Highhouse (Executive Director)

Meeting brought to order at 6:00 PM and the Board immediately went into executive session to discuss hearings and 2020 budget personnel expenses. The executive session ended at 6:33 PM.

I. Hearings Results and other business

1. 695 Kings Deer Point E, Lot 29 Classic filing 1 – mowing and slash
The lot was mowed in the week prior to the hearing. The Board unanimously approved imposing fine of \$25 per week until slash piles are cleaned up.
2. 1389 Montcombe Drive, Lot 67 Highlands filing 4 - mowing
To reduce wildfire potential this fall, the Board unanimously approved for the HOA to mow the lot and bill the entire cost back to the owner.
3. 18685 Archers Drive, Lot 10 Classic filing 5 – dead tree and slash
Owner has notified the HOA that a contractor has been scheduled. The Board unanimously tabled this item until the next meeting.
4. Stating that John Highhouse has exceeded all expectations, and citing many additional tasks now being performed by the Executive Director, the Board unanimously approved a salary increase of \$10k effective September 1, 2019.

II. President's Report

1. Water Purchase –PDWC-KD Application Status. – No updates to report. KD and PDWC expect feedback from the Woodmoor Water and Sanitation District (WWSD) by the end of August on the draft agreement pursuant to which WWSD would not file a statement of opposition to the KD/PDWC joint filing recently consolidated for Divisions 1 and 2 and to continue to handle augmentation for KD after the contemplated water sales from PDWC to KD take effect.

III. Vice President – no report

III. Secretary's Report

1. July 2019 Board minutes were unanimously approved by email on July 27, 2019.
2. The Board unanimously approved the 2020 annual assessment of \$300. The Board also unanimously approved passing along the HOA insurance premiums, as outlined in the King's Deer Covenants paragraph 9 D. Past Boards have included the payment of the HOA's insurance premiums with the money collected from the annual assessment. Annual expenditures (maintenance, labor costs, insurance, etc..) have continued to grow

over the years to a point where it prompted the Board action. Thus, HOA members will be required to pay an additional \$16 per lot for 2020. Payment will be required at the same time as the annual assessment (January 2020).

3. September Newsletter is almost ready. Just need a few articles to be finished.

IV. Treasurer's Report

1. July 2019 Financials were unanimously approved.
2. The 2020 budget was unanimously approved with changes incorporated as a result of this meeting for insurance fee, salary and website improvements.
3. Website Upgrades - Motion was made to have Alchian coordinate with Cyberbasement to proceed with several website upgrades that will enable the Executive Director to perform many tasks currently performed by volunteers. The Board unanimously approved an additional \$725. Thus, the total authorization to pay for these and other upgrades should not to exceed \$1725.
4. The Board discussed a new offer from a developer to purchase 90 acre feet of water from King's Deer HOA. The Board will request that the developer fund the upfront costs to explore the proposal with an HOA water consultant.

V. Directors' Reports

1. Architectural Control Committee
 - a. Status Report – The November ACC meeting will be moved from the 14th to November 7th, the first Thursday of November, to resolve a conflict with the first new Board meeting that was scheduled for the same date. There were 3 new construction projects approved since last Board meeting. An application for a ground mounted solar panel installation was disapproved as being prohibited by the Design Standards.
 - b. 19882 Kershaw Court, Lot 32 Highlands filing 4 – no updates
2. Common Areas – The trails were mostly repaired after the first heavy storm this season. Then a second and third storm occurred causing extensive damage to the trail system. Trail repairs are being worked by the HOA contractor. Signs will be posted regarding the trail condition, and a cautionary notice posted on web site. The playing field is in excellent condition with all the rain. The weeds in the playground area have been cleaned up. The monuments are in good shape. Pond needs algae treatment and mowing around the pond. The pergola in the playground area needs wood treatment.
3. Neighborhood Watch - no report
4. Manager's Report
 - a. HOA Office will be closed on Monday, September 2 for Labor Day
 - b. Event and Key Dates for Annual Meeting-
 - Call for Nominations and Agenda Items letters were mailed July 26 – Two nominations received so far. Nomination period ends August 30 COB.
 - Golf Course club house confirmed for November 5th (7-9 PM) with appetizers before meeting start.
 - Sept 2-6, Nomination Committee verifies nominations
 - Sept 6, Prepare ballot for mailing, Date of Record COB
 - Sept 9-13, Email ballot and associated material to Board members for review

- Sept 9, Post nominee names and bios on web site
- Sept 13, Mail ballots with instructions
- c. HOA assessment payments still owing – 3
2 delinquency letters sent this month. 1 is in foreclosure.
- d. Covenant Enforcement Status Report - 37 violations since the last Board meeting
 - 19047 Harrogate Court - parking waiver request, the Board declined to grant a waiver as requested. HOA will try to work with the owner on a solution.
 - 20317 Glasbury Road – parking waiver request, the Board declined to grant a waiver as requested. HOA will try to work with the owner on a solution.
- e. 19150 Sixpenny Lane – The Board unanimously approved writing off an \$18 charge due to circumstances explained by the Executive Director.

VI. Other

1. Next meeting is September 19, 2019 @ 6:00 PM, King's Deer Golf Clubhouse

Meeting adjourned at 8:23 PM

Daniel D Rivers, President King's Deer HOA

James Hazuka, Secretary King's Deer HOA

Attach:

1. July 2019 financials
2. 2020 Budget
3. Covenant Enforcement Status Report