



### Board of Directors Minutes

September 19, 2019 - King's Deer Golf Clubhouse 6:00 PM

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

Members Absent: none

Others Present: Derek & Shelly Duvall (KD Owners), Crystal & Amber Wright (KD Owners), Allen Alchian (consultant), John Highhouse (Executive Director)

Meeting brought to order at 6:00 PM

#### I. Guest Presentations

1. 750 Lancers Court, Lot 20 Classic filing 2 – owners presented concept for raising and keeping 3 pair of homing pigeons on their property. The Board appreciated the research and effort put into the presentation. After discussion, the Board decided that they must disapprove the proposal, citing paragraph 25 of the Covenants, which specifically forbids poultry. Pigeons are classified as poultry per the Encyclopedia Britannica and the Board decided that it was in the best interest of King's Deer to act accordingly.
2. 19368 Royal Troon Drive, Lot 1 Highlands filing 5 – owners presented a proposal for new type of material to be used in some accent features of their new construction. The ACC recommends to board to approve the decorative metal accent. The Board unanimously approved the proposal as presented by the owners.

#### II. President's Report

1. Water Purchase –PDWC-KD Application Status. – Rivers met with Jessie Schaffer (WWSD) regarding the delays associated with coming to an agreement. Schaffer stated that WWSD has a lot of other projects going right now and asked that we be patient. Rivers recommends waiting until October 15.

#### III. Vice President – no report

#### IV. Secretary's Report

1. August 2019 Board minutes unanimously approved by email on August 29, 2019
2. Appoint Tally Committee members – the Board will serve as the tally committee, except for those Board members that are candidates in the election.
3. September Newsletter – The new September 2019 newsletter has been posted to the website and mailed to residents who requested a hard copy through the postal service.
4. Annual Meeting PowerPoint Presentation - Hazuka will send out a draft presentation for Directors to update within the next 7 days. Presenting Board members have several weeks to update their portion of the presentation and return it to Hazuka for consolidation.

#### V. Treasurer's Report

1. August 2019 Financials, unanimously approved

VI. Directors' Reports

1. Architectural Control Committee

- a. Status Report - King's Deer currently has 460 homes completed, 10 under construction, and 61 vacant lots
- b. 19882 Kershaw Court, Lot 32 Highlands filing 4 status– the HOA attorney has filed the foreclosure paperwork and the court has accepted. The Defendant has been served. The response date was set for September 17, 2019.

2. Common Areas

- Monument lights - Archers/105 lights were out, and repairs completed. Also, some 105/Roller Coaster lights were painted (vandalized) and one was burnt. Monument lights at Kershaw/County Line are out, with repairs in progress.
- Trails – still a work in progress. A lot of repair work has been done, but more still needs attention. The next areas being repaired are trails along Archers and along Kings Deer Point west of the school.
- Painting, staining and repairs - Pergola, gazebo and playground equipment has been refurbished and painted or stained.
- Pond has algae. Will get our maintenance contractor to take care of it.
- It was noted that the wall on Hwy 105 west of Archers (about 100-150 ft) has a dent. Will investigate it and repair if needed.

3. Neighborhood Watch – will contact EPC sheriff office and discuss what can be done about speeding in the development. Also, on how to make it more visible that there are 4-way stops at the intersections of Roller Coaster/Hwy 105 and at Roller Coaster/Kershaw.

4. Manager's Report

- a. Office Closure, October 4, October 14 (Columbus Day)
- b. Event and Key Dates for Annual Meeting-
  - Ballots were mailed 13 September. 41 received as of today.
  - Water meter reading notices to be mailed about 27 September.
  - Official Notice of Annual Meeting (post card) to be mailed 7 October. Notice is already posted on the web site.
- c. El Paso County has been sending letters out regarding noxious weed control and eradication. Residents are advised to respond to these notices with the appropriate action taken to eradicate these weeds.
- d. Covenant Enforcement Status Report – there were 17 new violation this month, mostly for dead trees. Owners are encouraged to take advantage of the mild weather and remove dead trees before winter comes.

VII. Other

1. 1353 Montcombe Drive, Lot 66 Highlands filing 4 – parking waiver request (jet skis) The Board denied the waiver request, citing paragraph 23 of the Covenants.
2. 20354 Glasbury Road, Lot 44 Highlands filing 4 – parking waiver request - The Board took no action at this meeting, pending the outcome of the vehicle ballot issue.
3. 18585 Glenthorne Lane, Lot 20 highlands filing 3 – parking waiver request (ATV for snow removal) The Board denied the waiver request, citing paragraph 23 of the Covenants.
4. 18685 Archers Drive, Lot 10 Classic filing – tabled from previous board meeting. Owner complied. Dead tree and slash have been removed.

5. 19460 Bardsley Place, Lot 44 Classic filing 1 – request lower wattage or shielding of streetlight corner of Bardsley and Kings Deer Point. The Board denied the request.

Next meeting October 17, 2019 @ 6:00 PM in the King's Deer Golf clubhouse meeting room.

Meeting adjourned at 7:52 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. August 2019 financials
2. Covenant Violations Status Report