



Board of Directors Minutes

October 17, 2019 - King's Deer Golf Clubhouse 6:00 PM

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

Members Absent: Ken Harris (Neighborhood Watch)

Others Present: Allen Alchian (consultant), John Highhouse (Executive Director)

Meeting brought to order at 6:00 PM

I. President's Report

1. Water Purchase –PDWC-KD Application Status, PDWC had talks with WWSD and has drafted a proposed decree needed for the sale. The hope is to reach a compromise with WWSD on two key points of the draft. A water referee has given until the end of November for these points to be worked through. WWSD does not want a long-term obligation to do the augmentation by the decree. Rivers identified several other possible options for future augmentation needs.
2. Rivers is under contract to sell his house and expects to be leaving the Board before the next regular Board meeting. He offered to continue to work on the water purchase for King's Deer as a non-paid consultant.
3. The current model of King's Deer lampposts has been discontinued and only 3 are available from the manufacturer. On September 25, 2019 the Board unanimously agreed by email to purchase 3 streetlight posts, to be kept in inventory until needed. The Board further authorizes the HOA manager to charge \$1355 to the visa debit card for this purchase.
4. A dry run of the annual meeting for Board members is Wednesday Oct 30 at 5:30 PM.

II. Vice President – none

III. Secretary's Report

1. September 2019 Board minutes unanimously approved

IV. Treasurer's Report

1. September 2019 Financials unanimously approved

V. Directors' Reports

1. Architectural Control Committee
 - a. Status Report – There is one new construction approved and one pending final approval before construction can begin.
 - b. 19882 Kershaw Court, Lot 32 Highlands filing 4 – status, the HOA attorney stated that the owner has made an offer to settle the account. The Board asked that Alchian, Kuykendall and Highhouse examine the offer and present the Board with a recommendation.

2. Common Areas

- a. Wood presented an estimate for wall repair for damage found to the wall on Hwy 105, west of the Archers Drive entrance. Sievert offered to get an additional bid. The Board agreed that the repair needs to be done before the weather becomes more severe and authorized Wood to make the necessary arrangements to repair the wall.

3. Manager's Report

- a. Office Closure, none
- b. Event and Key Dates for Annual Meeting-
 - Balloting is closed with a total of 253 votes cast
 - Water meter reading notices were mailed on September 27
 - Official Notice of Annual Meeting (post card) was mailed October 3
 - Nov 5, Annual Meeting @ 7:00 PM with appetizers at 6 PM
- c. The Board gave direction to the HOA manager to follow the Covenants and applicable collection policies for water meter non-reporting enforcement and fines.
- d. Covenant Enforcement Status Report – there have been 104 total violations to date with 18 still open
- e. 695 Kings Deer Point has been referred to our HOA attorney for collections. Aaron Goodlock (attorney) stated that the HOA does have the authority to enter the property, clean up the debris piles, and bill back the owner provided at least 10-day advance notice is provided by US Mail.
- f. 1416 Castlecombe Lane, minimum landscaping 10-trees, owner requests waiting until spring to meet the minimum landscape requirement. The Board approved giving until June 1, 2020 for compliance of the landscape minimum requirement.
- g. 19889 Royal Troon Drive, parking waiver request was denied. The Board requested the owners work with the HOA manager to find a solution.

VI. Other

1. 20354 Glasbury Road, Lot 44 Highlands filing 4 – parking waiver request previously tabled was denied. The Board requested the owners work with the HOA manager to find a solution.
2. Next Board meeting is November 14 @ 6:00 PM. This will be the organizational meeting for the new Board.

Meeting was adjourned at 7:17 PM.

Daniel D Rivers, President King's Deer HOA

James Hazuka, Secretary King's Deer HOA

Attach:

1. September 2019 financials
2. Covenant Violations Status Report