

**King's Deer Homeowner Association, Inc.
Board of Directors Meeting
Monday, October 24, 2005**

Minutes

The regular meeting of the Board of Directors of the King's Deer Homeowners Association, Inc. held at 19335 Bardsley Place was called to order at 4:10 pm by Dan Rivers who served as chairman. Quorum was established. Members Present were Dan Rivers, Joe Blackburn, James Ramsey, and Allen Alchian. Dan Potter, Mary Fortey, Bob Morgan were absent. Brandon Helm and Kathie Murrow of The Warren Management Group, Inc. were also in attendance along with owners Paul Thompson, Rich Paul, Mark Lester. Murrow served as recording secretary.

2005:01 Secretary's report:

A motion was made to approve the minutes of the September 19, 2005 Board meeting as presented. Motion carried by unanimous consent.

1. Visitors and Covenant Appeals

There were no owners present to speak during this time.

2. Manager's Report

3. General

3.1.1 The manager's report was received.

2005:02 3.1.2 New Management Agreement

Alchian moved to sign the agreement, Blackburn seconded. The decision passed with unanimous consent.

2005:03 3.1.3 Policy: The Board voted that they will approve all liens BEFORE they are recorded by Management. The decision passed with unanimous consent.

2005:04 3.1.4 Policy: The Board voted to not include the Manager's Reports with the minutes on the website. The decision passed with unanimous consent.

3.1.5 The Board directed Management to work with Alchian to get all the current policies added to the website.

3.2 Covenant violations and related issues:

3.2.1 Helm reported that he met with Alchian during the past week in Morgan's absence to begin reviewing the covenant management process. Management is working with Morgan to establish a process for providing violation reports to Morgan and the other members of the Board. Morgan and Helm will have additional information to present at the next Board Meeting

3.2.2 Driveway parking: This was tabled for discussion at the next meeting.

3.2.3 The Board directed the ACC and Management to review the current Covenant Management Policy and work on a Recreational Vehicle policy.

3.3 Financial Report as of October 25, 2005

Current Operating Fund	\$33,084
Current Reserve Fund	\$ 9,007
Current CD	\$49,987

3.4 Maintenance & Landscaping Committee

3.4.1 Maintenance Contract: Tabled to next meeting

3.4.2 Pond Status: Ramsey reported that the Lawyer's letter about the pond repairs has been sent to the King's Deer Golf Course. The Board directed Management to NOT make any more payments to Brad's company until this is resolved.

3.5 Architectural Control Committee

3.5.1 Filing fee for 19858 Kershaw Court – The Board asked that the ACC committee make sure that an application is received by these new owners. Depending on what is submitted a fee may or may not be charged.

4. Reports

4.1 Social Committee: There was no report given.

4.2 Neighborhood Watch

2005:05

4.2.1 Janet Van Kampen has volunteered to replace Glenn Scott on this committee. The Board unanimously approved Janet. The Board also voted unanimously to purchase a plaque as a token of appreciation for all of Glenn Scott's work on the Board. Alchian was appointed to complete this task.

4.3 NEPCO Report

4.3.1 Replacement for Chuck Hoffmann? The Board decided to ask for volunteers at the Annual Meeting.

4.4 Webmaster and Newsletter Report/Inputs

2005:06

4.4.1 King's Deer HOA advertising the Golf Course and Restaurant was approved for the good of King's Deer. The decision passed with unanimous consent.

5. Old Business

5.1 Planning: New combined covenants were tabled until next meeting.

6. New Business

6.1 Annual meeting

2005:07

6.1.1 Nominations for Board members: The Board, serving as the Nominating Committee approved the following Board Candidates: Rich Paul, Mark Lester and Dan Potter. Nominations will also be accepted from the floor at the Annual Meeting.

6.1.2 Mailing of Notice: Content will include: Meeting notice, minutes of last year's meeting, proposed 2006 Budget, proxy, Board candidate bios and agenda.

6.1.3 Location: Use of Prairie Winds Elementary school has been confirmed. Helm will visit the school to check the layout of the room we will be using and confirm the time we are allowed in the building.

6.1.4 Proxies: Management will draft a proxy and packet information for the Board's review before mailing. Proxy will include space for phone number and email address.

6.1.5 Agenda: Agenda items include 2006 Budget approval, election of three Board members.

6.1.6 Presentation: This presentation was reviewed and will be modified over the next couple of weeks as individuals with certain parts of the meeting will add their material.

6.1.7 Equipment: Helm will bring the projector and screen (if needed). Rivers will bring his laptop for Power Point presentation.

6.1.8 Handouts: Helm will bring enough handouts of the agenda, budget, minutes and financial report.

6.1.9 Voting: Helm will print the ballots. Murrow and a couple owners will help count ballots.

- 6.1.10 Refreshments: Fortey will bring cookies, Helm will bring drinks.
- 6.2 Meter readings: The Board discussed the meter reading information that needs to be mailed ASAP since the deadline is November 1. Management was tasked to work on this immediately.
- 6.3 Paul Thompson reported that they are in the process of creating a “realtor sign” policy for Cathedral Pines. When it is finalized, he offered the Board a copy of it to consider for King’s Deer. The Board appreciated his offer and will review it when it has been received.

The next meeting will be November 29, 2005, 4 pm at 19335 Bardsley Place.

2005:08 With no other business to come before the Board, a motion was made to adjourn the meeting at 5:48 PM. Ramsey motion, Blackburn seconded. The decision passed with unanimous consent.

Respectfully Submitted,

Approved & Adopted,

Kathie Murrow, Recording Secretary

Daniel Rivers, President