

**King's Deer Homeowner Association, Inc.  
Board of Directors Meeting  
Monday, April 17, 2006**

**Minutes**

The regular meeting of the Board of Directors of the King's Deer Homeowners Association, Inc. held at 19421 Royal Troon Drive was called to order at 4:06 pm by Dan Potter. Quorum was established. Members present were Dan Potter, Joe Blackburn, Mary Fortey, Rich Paul, and Bob Morgan. Mark Lester and James Ramsey were absent. Brandon Helm and David Lobeck of The Warren Management Group, Inc. were also in attendance along with homeowner Allen Alchian. David Lobeck served as recording secretary.

**15-Minute Homeowner forum** – No homeowners to report.

**1. Secretary's Report:**

2006:17 **Morgan made a motion to approve the minutes of the February 27, 2006 Board meeting as written. Paul seconded. Motion carried by unanimous consent.**

**2. Treasurer's Report:**

Financial report as of February 28, 2006 was received and reflected the following account balances:

Checking: Operating Fund	\$ 124,732.46
Savings: Reserve Fund	\$ 12,623.45
CD: Reserve	\$ 50,488.18

**3. Manager's Report was received.**

**4. Committees/Reports**

a. Architectural Control-Alchian

2006:18 **Paul motioned to approve the ACC's request to use a meeting space at a rate not to exceed \$40/meeting for the use of the ACC Meetings for the remainder of the year. Blackburn seconded. The decision passed with unanimous consent.**

- i. ACC Chairman, Alchian discussed the revised fee structure proposal to be used by the Architectural Control Committee.

2006:19 **A motion was made by Potter to approve the fee schedule and to implement the schedule starting May 1, 2006, with the condition that both refund clauses are removed. Morgan seconded. The decision was passed by majority of the Board. Paul and Blackburn abstained from the vote.**

- ii. The Landscape Ordinance was discussed. Alchian work on a final draft and then present it to the Board for review.

b. Governance-Morgan

- i. Morgan reported that he has asked Warren Management email the entire Board a copy of the violation report for review to be included in each Board Packet.
- ii. The Board discussed the motion made in the January 16, 2006 minutes stating that a photograph will accompany each violation noted.

**2006:20 Paul motioned to recall the motion 2006:07 from the January 16, 2006 Board Meeting which required a picture to be taken by management of each violation noted while on site. Potter seconded. The decision passed with unanimous consent.**

- c. Website/Newsletter
  - i. The next news letter is scheduled for July.

#### **5. Old Business**

- a. A discussion was held regarding the maintenance contract and equipment needed for the community. It was discussed that a liaison from the Board will work with the maintenance employee on duties to be preformed in the community.

**2006:21 Morgan motioned to appoint Ramsey to be the liaison between the Board of Directors and the maintenance employee. Paul seconded. The decision passed with unanimous consent.**

**2006:22 The Board wishes to ratify and record a motion made by Ramsey via email on March 30, 2006 to accept the proposal from the Developer to furnish a maintenance employee who will dedicate 1/3 of his time for the remainder of the 2006 calendar year to perform maintenance duties within the King's Deer community with a cost of \$20,000. Potter seconded the motion. Votes were cast as follows:**

<b>Potter-yes</b>	<b>Fortey-yes</b>
<b>Ramsey-yes</b>	<b>Blackburn-no</b>
<b>Morgan-no</b>	<b>Paul-no</b>
<b>Lester-yes</b>	

**The Motion passed with a vote of 4 to 3.**

- b. A discussion was held regarding the cost of equipment and what type of equipment would be included in the cost.

**2006:23 Paul motioned to approve costs up to \$ 21,000 for the purchase of the appropriate maintenance equipment to be used in and for the purpose of maintaining the community. Fortey seconded. The decision passed with unanimous consent.**

#### **6. New Business**

- a. Proposed Maintenance Facility
  - i. The Board discussed the different options on where the maintenance facility should be constructed and the process to achieving this. After all Board members review the information a motion will be made via email to obtain an architect to draw plans for the facility.
  - ii. The Board discussed the idea of having a committee work on this matter with an architect and also other matters with the maintenance facility.

**2006:24 A motion was made by Potter to appoint Paul and Alchian to work on the committee for the maintenance facility. This motion was tabled until further review by all Board members.**

- b. Revision of Governing Documents – The board discussed the revised Governing Documents and the procedures to get them adopted by the community.

**2006:25 Paul motioned to have the Board review the Revised Governing Documents and suggest changes to the committee. Once the committee finalizes the documents the developer will pick up the costs to have them reviewed by legal council. Then the association, if so desired, will pick up the costs to have the Governing Documents reviewed a second time, by different legal council, for any other suggestions and or ideas. Potter seconded. The decision passed with unanimous consent.**

7. **Next Meeting:** The next meeting will be on Monday, May 15, 2006, at 19421 Royal Troon Drive.

2006:26 **With no other business to come before the Board, a motion was made to adjourn the meeting at 5:59 PM. The decision passed with unanimous consent.**

Respectfully Submitted,

Approved & Adopted,

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David Lobeck, Recording Secretary

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Dan Potter, President

### Management Tasks

- Email the violation report to all Board members.
- Email financials to Allen and the BOD when available for posting on website and review.
- Give template or suggestions regarding the Landscape Ordinance.

### Board Members

ALL

- Review the Revised Governing Documents
- Vote on the motion regarding the Maintenance Facility and obtaining a committee and architect.

Paul

- Email Board and Management copy of proposed Declaration of Covenants once available from the committee.

### Committee Members

Allen Alchian

- Work on draft of Landscape Ordinance