

**King's Deer Homeowner Association, Inc.**  
**Board of Directors Meeting**  
**Monday, June 19, 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 4:03 pm by Dan Potter. Quorum was established. Members present were Dan Potter, Joe Blackburn, Mary Fortey, Rich Paul, and James Ramsey, and Mark Lester. Bob Morgan was absent. David Lobeck and Kathie Murrow of The Warren Management Group, Inc. were also in attendance along with homeowner Allen Alchian. Kathie Murrow served as recording secretary.

**1. Secretary's Report:**

**2006:31 Fortey made a motion to approve the minutes of the May 15, 2006 Board meeting as written. Paul seconded. Motion carried by unanimous consent.**

**2. Treasurer's Report:**

Financial report as of May 31, 2006 was received and reflected the following account balances:

Checking: Operating Fund	\$ 98,759.98
Savings: Reserve Fund	\$ 16,240.26
CD: Reserve	\$ 50,488.18

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

**4. Committees/Reports**

a. Architectural Control-Alchian

1. ACC Chairman, Alchian discussed the Construction Compliance Fee.

**2006:32 Rich made a motion to start the new Construction Compliance Fee on July 1, 2006, (see attached fee schedule and information). Ramsey seconded. Motion carried by unanimous consent.**

2. ACC Chairman, Alchian discussed two address that the ACC wants to refer them to covenant management.

**2006:33 Potter made a motion to allow ACC to levy a fine up to 500.00 for 2330 Fontley Court not submitting an ILC certificate as requested by the ACC. Blackburn seconded. Motion carried by unanimous consent.**

**2006:34 Potter made a motion to fine 645 King's Deer Point, a fine of \$ 1000.00 for cutting down trees without ACC approval. Ramsey seconded. Motion carried by unanimous consent.**

3. The Board instructed management to start the Covenant Management process on 955 Trumpeters Court for not submitting a landscape plan.

b. Maintenance and Landscape-Ramsey

1. Ramsey discussed that the sprinkler system around the pond would not be completed this year. Instead the Board discussed the need for Rodney to hire some help for mowing through mid September.

**2006:35 Blackburn made a motion to allow Rodney to hire someone to help maintain the common areas for a cost not to exceed more than \$ 11.00 an hour and no more than forty (40) hours a week, through mid September. Fortey seconded. Motion carried by unanimous consent.**

- c. Governance-Management reported the numbers for new violations and closed violation for the period of May 5, 2006, through June 14, 2006.

- d. Website/Newsletter
  - 1. The next news letter is scheduled for July. The Board agreed to include articles that explain the upcoming events for the association.
  - 2. Alchian discussed that the website will have an owner login and password section that can be used for different password protected items.
- e. Social-Potter
  - 1. The dates for the community picnic and garage sale were discussed and will be added to the newsletter.

#### 5. Old Business

- a. Potter will get a draft of the maintenance contract out for the Board to review.
- b. A discussion was held regarding the proposed maintenance facility. The Board unanimously agreed to allow more discussion and planning for this facility and then to present the concept of the facility to the membership at the Annual Meeting
- c. A discussion was held regarding the merge of Declarations to get a draft finalized. The Board agreed to have management call the Woodmoor Barn to schedule a first meeting time for July 18, 2006. A second meeting time if needed will be scheduled for July 27, 2006. Notice will be mailed by management and it will be posted on the website.

**2006:36 Potter made a motion to hold a meeting to discuss any changes and approve the Declaration of Covenants on July 6, 2006, at 6:00 p.m. at the sales center. Ramsey seconded. Motion carried by unanimous consent.**

#### 6. New Business

- a. The Board discussed the outstanding issues at 19225 Lochmere Court. The Board directed management to follow the process regarding this property.
- b. A discussion was held regarding the resignation of Bob Morgan from the Board.

**2006:37 Paul made a motion to table this matter until the next meeting to allow the Board to think of a new candidate for his replacement. Lester seconded. Motion carried by unanimous consent.**

- 7. **Next Meeting:** The next meeting will be on Monday, July 6, 2006 ay 6:00pm at the King's Deer sales office.

**2006:38 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

- Create letter for 955 Trumpeters Court regarding their landscape
- Reserve the barn for the Special Meeting
- Email the Board for a reminder of the July 6<sup>th</sup> Meeting
- Discuss a hearing date with the Board for 19225 Lochmere Court
- 1<sup>st</sup> of August send out a flyer for the community BBQ

### Board Members

ALL

- Review the Revised Governing Documents for the July 6<sup>th</sup> Meeting
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Dan

- Invite Raul to the July 17<sup>th</sup> Board Meeting to discuss the Maintenance Facility
- Email Board maintenance contract for review

Mary

- Get a copy of Plat Maps and Approved development Plan printed

### Committee Members

Allen Alchian

- July newsletter