



Board of Directors Minutes

May 13, 2008

Directors Present: Marshall Boss (Covenant Director), Penny Dyer (Assistant Treasurer), Dick Robertson (Director at Large), Mike Abplanalp (Common Area), Rich Paul (ACC), Allen Alchian (President), Dan Rivers (Vice President)

Guests: None

I. Officers' Report

A. Vice President

1. Governing Documents Amendment

- a. The ballots were mailed to the membership April 30, 2008. The voting period is May 1, 2008 through June 30, 2008. Ballots using the self-addressed envelope remain sealed and unopened. After June 30, 2008 the Teller Tally Committee will open the ballots and perform the count. The count will probably be after July 7, 2008 because Board Secretary Mike Abplanalp will be out of town until that date. Results of the election will be published on the website when certified by the Secretary, and published in the next newsletter.
- b. A draft version of the presentation for the community meeting was circulated. The meeting will be May 20, 2008 7 PM at Prairie Winds Elementary School. HOA Attorney Jack Scheurman confirmed he would attend.

2. **Highlands Mailbox Amendment.** Rivers stated that the Highlands mailbox is in place at 540 Kings Deer Point. Rivers has informed Owner, Mr. Cafiero, that he should be prepared to mail the proposed amendment by July 1, 2008 with a suggested two-month mail in voting period for Classic residents. Paul recommended that Mr. Cafiero have the HOA Attorney review the proposed amendment and all supporting documents before mailing.

B. Secretary

1. **Newsletter.** The newsletter was mailed in late April. The Board agreed to publish another newsletter at the end of July, so Alchian set a deadline of July 15, 2008 for completing articles.
2. **Mowing.** The directors agreed to have signs posted at all King's Deer entrances two weeks prior to the deadline of June 24, 2008 reminding members to mow lots.

C. Treasurer

1. **April 2008 Financials** were summarized by Dyer. Spending is in line with, or below, the budget projections.

II. Directors' Reports

A. Common Areas

1. **Maintenance** of the trails and pond area has begun. The trails have been dragged and all common areas have been sprayed with pre-emergent. The fountain and sprinkler systems have been turned on.
2. **Vandalism.** Five streetlights and their foundations were destroyed early Sunday, May 4, 2008. A report was filed with the El Paso County Sheriff and a claim has been filed through our insurance company. The directors approved a \$3,000 reward for information leading to an arrest and conviction of the responsible person(s). Advertisements of the award will run for four weeks in the Tribune; signs have been posted in King's Deer; information is on the web site; and announcements of the reward will be circulated at the high school.

B. Architectural Control Committee

1. **ACC Projects.** Paul updated the Board on three ACC-approved projects in King's Deer that may require Board action, primarily due to lack of progress by the owners. There are no new home constructions approved in 2008; there are currently 39 active projects.
2. **Design Standards** are being vetted.

C. Executive Director

1. **Vandalism Recovery Update.** Light poles have been ordered and a request for bid for repairs and reconstruction has been developed. MVEA secured the electrical at the five streetlights, and DOT has put up temporary stop signs. The HOA is awaiting bids and work should commence shortly. Replacement lights may take a few weeks to procure since they are a "made to order" item. Completion of repairs are likely to be sometime in June of 2008.
2. **New Laws.** Wasson reported the Colorado legislature passed, and the governor signed into law, two bills this year that affect CCIOA homeowner-associations.
 - a. HB 08-1135 requires that HOAs make reasonable provision for person(s) with disabilities for access to common elements in the HOA. Also, a written policy governing the imposition of fines must be developed and an alternative means for resolving disputes must be developed and put in writing. King's Deer is in compliance with all these requirements.
 - b. HB 08-1270 invalidates covenant provisions that prohibit "renewable energy generation devices" such as solar energy systems. King's Deer does not prohibit solar collectors, but they must be integrated into the house structure.
3. **Community Garage Sale** is this coming weekend (May 17-18, 2008) and advertisements have been placed in both the Tribune and the Gazette. Signs have been posted at the entrances to King's Deer and a map to all participating homes is available on the web site. We received appreciative comments from King's Deer owners for extending the garage sale to a two-day event this year. The next garage sale will be the weekend of August 16-17, 2008.

4. **Unpaid Assessments** are down to five. One owner has unpaid assessments, fines, late fees and interest for two years—last year and this year. Rivers moved to initiate foreclosure proceedings through the HOA Attorney. Robertson seconded. Motion approved by a vote of six in favor and Dyer abstaining. For the other four delinquent owners, a Notice of Hearing will be sent to them with the June 1, 2008 invoice if payment in full is not received by that date.

Rivers moved to adjourn at 8 PM. Motion seconded and approved unanimously.

Approved May 17, 2008.

/ signed /

President, Board of Directors

/ signed /

Secretary, Board of Directors

Attachments:

1. April 2008 Financial Report
2. ACC Report