



## Board of Directors Minutes

January 19, 2010

**Members Present:** John Highhouse (VP & Secretary), Penny Dyer (Common Area Maintenance & Assist Treasurer), Rich Paul (President & ACC Liaison)

**Guests Present:** Jake Jacobs, Lewis Sydenstricker, James Orтели, Larry Osgood, Dick Robertson, Ockert Vosloo

Executive Session started at 4:40 PM and ended at 5:00 PM

Meeting brought to order at 5:00 PM

### I. New Business

#### A. Adopt meeting minutes from December 15, 2009

Dyer moved to adopt the minutes as posted on the website. Motion seconded and approved unanimously.

#### B. County Line Traffic & speed limits update - Larry Osgood

Osgood requested approval by the Board of Directors of an ad hoc committee to meet with the Department of Transportation about a traffic survey of Hwy 105 and County Line Road from Hwy 83 to I-25. Paul stated that the Board would recognize the committee. Members will be Osgood, Robertson, and Highhouse. Highhouse will liaison to the Board.

### II. Officer's Report

#### A. President

##### 1. Goals and initiatives for 2010

Tabled until February meeting. Paul requested the Board members consider potential issues for the year 2010, to include maintenance projects, such as: swing set, light poles, etc.

Paul stated that he would like the Board to review the presentation of a King's Deer event/notification sign on Archers Drive. With community participation and using existing resources, the cost of such a sign would be greatly reduced from the initial proposal. Updated information and prices will be presented at the next meeting.

##### 2. Water issues

Paul stated that he was in contact with the HOA Water Attorney, Hank Worley, and would continue to update the Board as information became available on the test cases. Paul made the Board aware that there are actually three, not two, test cases. The point was made that we missed our time frame to file an objection last year. Paul will coordinate a meeting between the Board of Directors, water committee and the attorney. The main concerns are who will monitor and coordinate the water usage for the State and how, and if the additional augmentation requirements will have an adverse financial affect on the HOA.

##### 3. BoD candidates

Wasson stated that the office has received a resume from Lewis Sydenstricker, who is interested in one of the Board openings. Mr. Sydenstricker has been a member of the community since 2005 and resides in the Classic portion of King's Deer.

4. Committee Volunteers

Ms. Sharon Kuykendal has notified the office that she is interested in the Neighborhood Watch program. Highhouse volunteered to liaison with her to help restart the program.

5. Committee lists for approval

Paul requests approval and appointment to the ACC committee for 2010 the following members. Rich Paul (Chairman), John Highhouse, Grace Highhouse, Dennis Delhousay, Andy Waclawski, Allen Alchian and George Panoncillo. Dyer moved to approve candidates for committee as submitted. Motion seconded and approved unanimously.

G Highhouse requested approval and appointment to the Covenant Enforcement Oversight Committee (CEOC) the following individuals: Grace Highhouse (Chairman), Al Walters and Dixie Schull. Dyer moved to approve candidates as submitted. Motion seconded and approved unanimously.

**B. Vice President**

1. Phase II - MPB check by State Forest Service

J Highhouse requested approval for contacting the State Forest Service for the purpose of conducting an on-site inspection by the State Forest Service for Mountain Pine Beetle (MPB) infestation. This will complete the second and final phase of the inspection project. Motion seconded and approved unanimously. Wasson will contact the Woodland Park State Forest Service for dates the foresters are available.

2. Electronic Equipment Recycling announcement

On Saturday, January 30, from 10 AM to 2 PM, unwanted TV's, computers, audio-video equipment and small appliances can be taken to Tri-Lakes Center for the Arts in Palmer Lake (304 Hwy 105). Blue Start Recyclers will recycle your electronic waste for a small fee. Fees are \$5-\$10 for most computers, audio and video equipment, and small appliances; and \$10-\$40 for small to large TVs. All net proceeds go toward the purchase of new sound equipment for Tri-Lakes Center for the Arts. This notice is informational only.

3. Neighborhood Watch newsletter

El Paso County Sheriff's office prints a NW newsletter every other month. The King's Deer subdivision has requested to be on their mailing list and will post the bulletin on our website.

**C. Secretary**

1. J Highhouse recommended the next newsletter articles be ready by May 14, 2010 with a tentative mailing deadline of May 21, 2010. Motion seconded and approved.

2. J Highhouse recommended the Garage Sale dates be June 26 & 27, 2010 to coincide with the Woodmoor Improvement Association's garage sale on that same weekend. Recommendation approved.

**D. Treasurer**

1. Financial report

Board members will approve financials by email, upon clarification of report.

2. Reserve Study

Paul suggested the board consider having a new reserve study conducted this year in light of the facts that the old study is now six (6) years old and an approximate \$100,000 of real property has been added or improved upon in the HOA since that study was conducted. Additionally, a current study conducted by an independent company would indicate whether or not our current reserve funding is adequate to address the community needs. He further recommended that the board wait until the latter part of summer before making a final decision for such a study once a clearer picture of the HOA's financial status for the year can be weighed.

Dyer concurred that the study decision should be tabled until after the new maintenance contracts are completed and she has the opportunity to update the list of common area components that should be included in the survey.

**III. Director's Reports**

**A. Common Areas**

Dyer stated she is trying to contact the new general manager of the Golf Course so that they can renegotiate the contract between them and King's Deer.

**B. Covenant Enforcement**

1. Covenant Violation Report

- a. The CEOC met on 1/19/2010 and are currently working 6 open violation cases. The committee recommended three cases for hearing and further action by the Board of Directors.
- b. The CEOC approved keeping the monthly table or tabulation of violations by type.
- c. All members have completed the Conflict of Interest forms and they are on file in the office.
- d. The CEOC has approved meeting once a month on the 1st Thursday, at 707 County Line Road, Palmer Lake.
- e. The members have identified several covenant issues as possible committee focus for 2010 but the choice was tabled until the next meeting on 2/4/2010.
- f. 19170 Lochmere Court, temporary mailbox has been removed.
- g. On January 5, 2010, it was noted that the unapproved sales office located at 1218 Castlecombe was being dismantled for removal from the HOA. The HOA will continue to monitor the progress to ensure removal is done in a timely manner and to the satisfaction of the HOA.

**C. Architectural Control Committee**

1. Project issues.

Paul stated that there are currently 48 active projects on file with 1 project monitor visit since the last report. There is 1 new home construction pending.

**D. Executive Director**

1. Office closings  
February 15 - President's Day
2. Assessments received - 334 as of 1/19/2010.  
197 properties are in arrears. Late fees and interest will be assessed beginning February 1, 2010.
3. Water Meter reading  
There are still 4 non-reporting addresses.  
19647 Falcon Crest Court  
19785 Kershaw Court  
20171 Sedgemere Drive  
20440 Taversham Court
4. Maintenance  
Wasson compiled a list of street light poles requiring paint touch up as well as street signs that need replacing. Research indicated that a local print shop could replace the street signs to match at a comparative price. Further research will be required to determine the best and most economical approach for painting the street light poles.
5. Covenants  
Assembled CEOC reference books for members that include covenants, maps of subdivision, and policies have been completed and are ready for dispersal to the committee members.
6. All files are updated to 2010 including financials, meetings and accounting.
7. 19785 Kershaw Court  
Received letter from attorneys about super lien and requesting invoice on monies owed within 6-month period.
8. Storage Unit inventory  
J Highhouse moved to approve buying 6 mailboxes. Motion seconded and approved unanimously.

**E. NEPCO**

1. Report attached.

**IV. Other Business: Decisions made as a result of discussions during executive session**

**A. 19225 Lochmere Court, Lot 46 Highlands 2 - excess vehicles**

J Highhouse moved to approve waiver for two extra vehicles on the drive, near garage. Waiver expiration date June 30, 2010. Motion seconded and approved unanimously.

**B. 19791 Hunting Downs Way, Lot 34 Highlands 6 - excess vehicles**

J Highhouse moved to approve waiver for two extra vehicles on the drive, near garage. Waiver expiration date June 30, 2010. Motion seconded and approved unanimously.

**C. 19624 Kershaw Court, Lot 3 Highlands 1 - snow fence**

Resident submitted a site plan to complete the snow fence application. Deferred to ACC for further action.

**D. 18855 Archers Drive, Lot 7 Classic 6 – trampoline**

Resident agreed to submit 4 or 5 proposed locations to ACC for location of trampoline. Deferred to ACC for review and further action.

J Highhouse moved to adjourn at 8:00 PM. Motion seconded and approved unanimously.

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President of King's Deer Homeowners Assn.

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Secretary of King's Deer Homeowners Assn.

Attach:

1. Financials
2. ACC Report
3. NEPCO Report
4. CEOC Report
5. Storage Unit Inventory
6. CEOC committee member approval list
7. ACC committee member approval list