



**Board of Directors Minutes  
April 21, 2010**

**Members Present:** Rich Paul (President), John Highhouse (VP & Secretary), Allen Alchian, Lewis Sydenstricker, Dixie Schull

**Members Absent:** Penny Dyer (Assistant Treasurer)

Meeting brought to order 5:00 pm

**I. Adopt meeting minutes from March 16, 2010**

On 3/23/2010 via email, Highhouse moved to approve minutes and post on website. Motion seconded and approved unanimously.

**II. Officers' Report**

**A. President**

1. Appointment of Dixie Schull to Board of Directors  
On 4/19/2010 by unanimous decision of the Board of Directors, Dixie Schull was appointed to the Board as Director at Large with an expiration date of the close of the November 2010 annual meeting and announcement of the Board of Directions election results.
2. Property Mowing Enforcement Directive (Resolution 02-2010)  
The board adopted the resolution via email on 3/23/2010. It establishes administrative guidelines for the mowing of lots found in violation of the annual mowing requirement. The Board of Directors unanimously approved the resolution.
3. HOA Insurance  
On 4/6/2010, Paul met with the HOA insurance agent and updated their records with the current and correct name, King's Deer Homeowners Association, and physical address. Insurance claims, premiums and deductibles were discussed. A schedule of premiums for the different deductible levels was received by email for the Board's consideration. Highhouse moved to approve increasing deductible from \$500 to \$1500 in order to decrease premiums approximately \$246 per year while maintaining an adequate deductible. Motion seconded and unanimously approved.
4. Pine Beetle Inspection - Forestry Visit results  
Alchian stated that in general the areas in King's Deer inspected this year were west of Archers and south of Kings Deer Point, although they did expand beyond those areas on either side of those roads where there were a number of large trees. Foresters also rechecked areas where infestation was found last year. Four trees on different properties were found to have Mountain Pine Beetle and have been notified by mail to remove the infected trees by June 1, 2010. The State Foresters tagged the infested trees with tape and GPS location. The HOA will do a follow up inspection in the first week of June 2010 to

make sure they have been removed. The cost of this year's inspection was \$435.00 and approximately 80 properties were inspected. The Board members present at the meeting felt that though the inspections were limited to the forested areas of King's Deer, that the entire community is served by preventing the spread of MPB throughout the community. It was also pointed out that determination of MPB infested trees is required for covenant enforcement. The Board discussed the possibility that this program be continued in the future, but no decisions were made at this time.

5. Board meeting dates

The Board was informed that the conference room would not be available on Tuesdays. Paul suggested that the board change the BoD meetings to the 3rd Wednesday of each month. Motion seconded and approved unanimously.

6. Results of meeting with HOA attorney on 4-20-10

The HOA Attorney and Board members present (a quorum – Paul, Dyer, Schull, Sydenstricker, and Alchian) agreed to present a new stipulation to owners of 1218 Castlecombe in settlement of the lawsuit.

Other topics discussed included HOA's rights on liens and super liens, and the differences between bankruptcy, foreclosure and abandonment.

7. KD Fireworks/Pyrotechnics Prohibition (Resolution 03-2010)

Prohibits the use of all fireworks, pyrotechnic displays and pyrotechnic ordnance within King's Deer in order to mitigate the potential risk for wildfire in the community.

Alchian moved to approve resolution. The motion was seconded and approved 4 to 1. Paul, Alchian, Sydenstricker and Schull voted yea. Highhouse voted nay.

**B. Vice President**

1. Neighborhood Watch Program update

Wasson spoke to Ms. Sharon Kuykendall on 4/20/2010. Ms. Kuykendall has downloaded all of the filing maps for the subdivision and is in the process of becoming familiar with the house numbering. She has spoken with several people about volunteering and continues to request for volunteers. Her goal is to finalize all formalities by May 31, 2010.

2. Notice of Address

In compliance with changes to Colorado's foreclosure law C.R.S. §38-38-103(1)(c), the BoD reviewed and approved the "Notice of Address" for the HOA, to be recorded.

**C Secretary**

1. Newsletter

Deadline for submission of articles to the Secretary is May 14, 2010.

2. Audit of Master address files conducted

Highhouse stated that in an internal audit conducted in February 2010, that several discrepancies were found while comparing the databases for the master address files with the invoicing address. These discrepancies have been corrected and additional administrative procedures have been put into place to prevent future discrepancies. The databases were again checked with each other and crosschecked against the El Paso County Assessor's office records. All property records are believed to be accurate in both databases at this time.

3. Amendment to February 2010 BoD meeting minutes  
On January 22, 2010 via email, Paul motioned and the Board unanimously approved the appointment of Lewis Sydenstricker to a vacant board position with an expiration of the November 2011 annual meeting.
4. Highhouse opened discussion concerning the threshold of \$500 of fines and penalties on a property, at which time the Board should consider placing a lien against the property. It was clarified that the Executive Director would bring before the Board any property that exceeds \$500 in fines and penalties. The Board would then consider the appropriate action.

#### **D. Treasurer**

1. Financial reports for Feb 2010  
Tabled February financials were subsequently approved via email following the March BoD meeting. Dyer moved to approve. The motion was approved unanimously.
2. Financial reports for March 2010  
Highhouse moved to approve as submitted. Motion seconded and unanimously approved.
3. Annual assessments still outstanding  
As of 3/31/2010, there were 39 properties that still owe assessments. An additional 5 properties owe fines, late fees and/or interest related to assessments.

### **III. Directors' Reports**

#### **A. Common Areas**

The Insurance Company of the homeowner who hit the wall at Archers & 105 is reviewing bids received from the HOA on the structural damage. Pre-emergence spraying for the prevention of noxious weeds has been started in common areas. The erosion at Royal Troon and County Line Road has been cleaned up but the repair has not yet been completed by the County. Dyer is in discussions with the new golf course management concerning some HOA maintenance items. (water and mowing)

#### **B. Covenant Enforcement (Report Attached)**

The CEOC reviewed the complaint at 2115 Trenholme Drive and submitted a recommendation to the Board. The Board discussed and then tabled the matter pending further review of the parking policies. The CEOC reviewed 2 parking violations since the last report.

#### **C. Architectural Control Committee (Report Attached)**

There are 45 projects active in King's Deer. The ACC approved 1 trampoline, 1 reroof and 1 repainting since the last report. The ACC disapproved 1 submittal of new construction plans due to the required 60-day time limit imposed on the ACC for approvals by the covenants.

#### **D. Traffic and Road Committee**

Sydenstricker held a meeting with committee members. They are trying to schedule a meeting with the County Road Commissioner to discuss traffic surveys for County Line, Roller Coaster and Hwy 105 to help determine if the speed limits are appropriate for the area. The Board expressed a concern about the lack of progress of this committee given the approaching "sunset" deadline of June 30, 2010 of the life of this committee.

**E. Executive Director**

1. Office closed May 13 & 14.

**IV. Other Business:**

Highhouse volunteered Schull to be liaison to Neighborhood Watch Program. The Board concurred and Schull accepted.

Paul volunteered Schull to chair the Nomination committee. The Board concurred and Schull accepted.

Highhouse moved to adjourn meeting at 7:34PM. Motion seconded and approved unanimously.

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*Richard Paul, President of Kings Deer HOA*

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*John Highhouse, Secretary of Kings Deer HOA*

**Attachments:**

1. Resolution 02-2010 Property Mowing
2. Resolution 03-2010 Fireworks Ban
2. Financials
3. CEOC Report
4. ACC Report