



Board of Directors Minutes

May 18, 2011

Members Present: John Highhouse (president), Rich Paul (vice president), Allen Alchian (secretary), Penny Dyer (assistant treasurer), Lewis Sydenstricker, Dixie Schull

Others Present: James Graven, Patricia Wasson

Meeting brought to order at 5:08 PM

Meeting adjourned to hearing 5:28 PM

Meeting re-convened after hearing 5:41 PM

I. Guest Presentations

- A. 19610 Rathbone Circle. The board and owner reviewed the requirement to submit annual water meter readings to the HOA and how owners are informed of the requirement.

II. Record of Previous Board Action

- A. April 20, 2011 Board of Directors Meeting Minutes were approved unanimously by email April 27, 2011 on a motion by John Highhouse.
- B. March financials were approved unanimously by email April 26, 2011 on a motion by Dyer.
- C. The Board unanimously approved by email on April 26, 2011, referring delinquent account 615 Kings Deer Point to the HOA attorney for collection action.

III. Officers' Report

A. President

- 1. 20416 Hunting Downs. The HOA made contact with the owner who is out of town. The owner has until May 31, 2011 to respond to the HOA about unresolved issues.
- 2. Insurance Annual Review. Highhouse reviewed the highlights of his recent meeting with HOA insurance agent Dave Powell.
- 3. 615 Kings Deer Point. Directors reviewed an email from the owner and will examine this account in detail.

B. Vice President – No report

C. Secretary

- 1. Newsletter Update. Deadline for articles is May 23, 2011
- 2. Director Election and Annual Meeting Report. Alchian reviewed the future actions needed to support the annual meeting and director election. (Report attached)

D. Treasurer

- 1. April Financial Report (Report attached)
Alchian moved to approve. Motion seconded and approved unanimously.
- 2. Delinquent Accounts. The list of properties delinquent in payments was reviewed.
- 3. Reserve Study is scheduled to commence on or about mid-July.
- 4. Archers Drive Fine Waiver Request. The Board will review the details of the account and the basis of the request.

IV. Directors' Reports

A. Common Areas

1. Trails. Dyer directed a culvert in the 600 block of Kings Deer Point to be removed and a retaining wall be placed on the trail at County Line Road/Royal Troon.
2. Pond. Dyer stated that the pond renewal has been rescheduled for the week of May 23, 2011.
3. Sixpenny Trail Restoration. Dyer reported that the area of the abandoned Sixpenny trail has been tilled and seeded.
4. Entry Monuments
 - a. All entrances and playground areas have been sprayed with weed suppressant.
 - b. A new light was installed at Kershaw Court and County Line Road.
5. Light poles at Kershaw and Rathbone, and Kings Deer Point and Sixpenny were repaired
6. Stop Sign Posts at Roller Coaster Intersections. Dyer will research upgrading the stop sign posts at these intersections.
7. Highway 105 Wall Lighting. Options for improved lighting along the 105 Wall were discussed and will be researched further.
8. Mountain Pine Beetle Infestation Report: Eight trees on five lots were identified as having rocky mountain pine beetle and requiring immediate removal. One tree was infested with Red Turpentine beetle. Three lots with slash problems, with two of these lots having ips beetle infestation. Letters will be sent to all these owners. (Report attached)

B. Covenant Enforcement

1. Enforcement Status Report
Schull reported that the CEOC has closed 4 parking issues and 18 notices were mailed on a variety of covenant violations. There are 3 covenant violation issues that are being monitored and 5 other issues closed or resolved in old and/or tabled business.

C. Architectural Control Committee (Report attached)

1. Paul reported that King's Deer has 62 active projects.
2. Since the last board meeting there is one new construction project awaiting approval, one landscaping project approved, and three project monitor visits conducted.

D. NEPCO (Report attached)

1. Sydenstricker and Alchian summarized the May 14 meeting which presented an update on the: 2010 census and how to access census data. Future NEPCO meetings include:
July 16: Legal Issues
September 10: President's Round Table – "Urgent HOA Issues"
November 12: El Paso County Commissioner, Daryl Glenn.

E. Neighborhood Watch

1. Schull presented Sharon Kuykendall's report that King's Deer was quiet for the last month. (Report attached)

F. Executive Director

1. Office will be closed for Memorial Day, May 31, 2011
2. One property has changed ownership in King's Deer during the last 30 days.
3. CAI Law Day Seminar. Wasson and Alchian attended and gave the board a brief synopsis. (Report attached)
4. Garage Sale Support. Wasson stated that the garage sale on August 13 and 14 will be advertised in the OCN and The Gazette. As in prior years, a map to participating residences will be available for download from the King's Deer website. A notice about the map will be inserted into the next Kronicles.
5. Mandatory Lot Mowing. The survey of mowed lots has begun. Reminder signs will be placed at King's Deer entries no later than May 26.

6. Computer Backup Solutions. Highhouse moved to approve a purchase of backup software for the office computer. Motion seconded and approved unanimously.

V. Hearing Results:

- A. 620 Kings Deer Point, Lot 51 Classic filing 1. The board unanimously approved a \$50 per day fine for future violations of the RV parking policy.

Schull moved to adjourn at 8:16 PM. Motion seconded and approved unanimously.

Next Board Meeting: 5 PM Wednesday, June 15, 2011, 707 County Line Road, Palmer Lake.

John Highhouse, President Kings Deer HOA

Allen Alchian, Secretary Kings Deer HOA

Attachments

1. Director Election and Annual Meeting Report
2. April Financials
3. Financial Review Update
4. Forestry Inspection Report
5. ACC Report
6. NEPCO Report
7. Neighborhood Watch
8. CAI "Law Day" Synopsis