



Board of Directors Minutes

October 19, 2011

Members Present: John Highhouse (President), Rich Paul (Vice President and ACC), Allen Alchian (Secretary), Dixie Schull (CEOC and Neighborhood Watch)

Members Absent: Lewis Sydenstricker (NEPCO), Penny Dyer (Common Areas and Assistant Treasurer)

Guests Present: Vern Kuykendall

Meeting brought to order at 5:04 PM

Hearing started at 5:05 PM and adjourned at 5:33 PM

Regular meeting brought to order at 5:34 PM

I. Record of Previous Board Action

- A. September 21, 2011 Board of Directors meeting minutes were approved by email September 26, 2011 on a motion by Rich Paul and a vote of five in favor, and Sydenstricker abstaining.

II. Officers' Report

A. President

1. King's Deer Name/Logo Protection. Kuykendall will inquire with an associate who has experience with intellectual property protection, and will report back at the next Board meeting.
2. Website Library. After a short discussion, the Board agreed to post audits and the reserve study on the website behind the Owner Login, for owner review. Wasson will research what public disclosures are required for the HOA.

B. Vice President

1. Community Entry Signs. Paul reported the new community sign is up with solar lights. He encouraged Board members to view the sign at Roller Coaster and Montcombe.

C. Secretary

1. Newsletter. The newsletter will be distributed by email not later than October 24. It will also go to the printer the same day, with delivery sometime thereafter depending on printing and mailing time.
2. Director Election. The last day to accept ballots for the election is Monday October 24. A quorum of votes has been cast because we have received more than the required 160 votes. Alchian noted there is no competition for the election—3 people running for 3 positions—so the outcome is assured. He recommended the board agree to adopt a procedure approved by the HOA attorney, Jack Scheurman; specifically, verify the minimum required number of votes have been cast and at least one vote is cast for each candidate. The Board agreed to this procedure and will have the Tally Committee verify the required number of votes has been cast, verify at least one vote has been cast for each candidate, and then retain all returned ballots for at least 90 days to allow for a possible challenge the election outcome.
3. Reserve Study. Copies of the completed reserve study were distributed to board members. Alchian will give a synopsis of it at the annual meeting.
4. Annual Meeting. Alchian requested directors send him their presentation for the Annual Meeting. A dry run of the presentation will be Wednesday, November 2.

D. Treasurer

1. September Financial Report. Paul recommended tabling decision on September's financials until November 2, 2011 because some board members have not reviewed it.

2. Delinquent Accounts Review. (Report attached) The board accepted the report as submitted.
3. Financial Review (auditor's review of KD finances). Alchian is working with the auditor to incorporate a summary of the new reserve study into the financial review report. Once this is complete the report is expected to be finalized.

III. Directors' Reports

- A. Common Areas. In Dyer's absence, Paul filled in and reported the following status:
 1. The community signage has been installed with solar lights.
 2. Malmsbury Court street sign has been replaced.
 3. Sports field/playground has been fertilized and treated for broadleaf weeds.
 4. Pond has a new control box for the fountain.
 5. Trails have been mowed, sprayed for weeds and structural fill placed in eroded areas.
- B. Covenant Enforcement. Schull summarized the violations. (Report attached)
- C. Architectural Control Committee. Paul summarized the ACC activities. (Report attached)
- D. NEPCO. No date has been announced for the November meeting with County Commissioner Darrell Glenn.
- E. Neighborhood Watch. Schull reported for Kuykendall that we had vandalism at two entrance monuments where the deer sculptures have been spray painted. These incidents have been reported to the El Paso County Sheriff's office. There also have been reports regarding a large coyote in the area; Kuykendall emailed alerts to the residents.
- F. Water. Alchian reported the annual meeting of the Great Divide Water Company will be on October 20, 2011 at Academy Hotel, Colorado Springs. Alchian will represent King's Deer. Alchian also confirmed that the Board will have a covenant violation hearing on Wednesday, November 2, to review any owner who has failed to submit their water well meter reading by the October 31, 2011 deadline.
- G. Executive Director
 1. Office will be closed Friday, October 21, 2011.
 2. No property ownership changes since the last Board meeting.

IV. Other

- A. 19155 Pagentry Place (Lot 12 Classic filing 4) - Requested a waiver of unspecified duration from the vehicle parking restriction. Board declined the waiver and set November 30, 2011 as a deadline for compliance. Beginning December 1, 2011 there will be a \$50.00 fine assessed for violations of the parking standard.

Alchian moved to adjourn at 7 PM. Motion seconded and approved unanimously.

Next Board Meeting: 5 PM Wednesday, November 16, 707 County Line Road, Palmer Lake, CO.

Minutes approved by Board of Directors on October 27, 2011.

/ signed /

John Highhouse, President King's Deer HOA

/ signed /

Allen Alchian, Secretary King's Deer HOA

Attachments:

1. Delinquent Accounts
2. CEOC report
3. ACC report