



**Board of Directors Minutes
August 15, 2012**

Members Present: John Highhouse (President), Rich Paul (VP and ACC), Allen Alchian (Secretary), Penny Dyer (Common Area Maintenance and Asst. Treasurer), Vern Kuykendall (NEPCO and Neighborhood Watch)

Members Absent: None

Guests Present: None

Meeting brought to order at 4:52 PM

I. Record of Previous Board Action

- A. July 25 Board meeting minutes were unanimously approved by email on July 31, 2012 on a motion by Paul.
- B. April financials were revised and approved, and May and June financials were approved, by email on August 2, 2012 on a motion by Paul. Alchian abstained.

II August 15, 2012 Hearing Results

- A. 18910 Archers Drive (Lot 23 Classic Filing 1) – Parking Off Driveway
Alchian moved to approve a fine of \$50 per day if vehicles are parked off the driveway after August 22, 2012. Motion seconded and approved. Paul recused himself.
- B. 18910 Archers Drive (Lot 23 Classic Filing 1) – Utility Trailer
Kuykendall moved to approve a fine of \$50 per day if the utility trailer is on site after August 22, 2012. Motion seconded and approved. Paul recused himself.
- C. 19425 Bardsley Place (Lot 18 Classic Filing 3) – Trash Container Stored Outdoors
Alchian moved to close. Motion seconded and approved unanimously.
- D. 19772 Kershaw Court (Lot 49 Highlands Filing 4) – Trampoline
Due to unique extenuating circumstances the Board decided, by unanimous consent, to temporarily defer enforcement action.

III August 2, 2012 Hearings Results

- A. 18610 Brockenbury Court (Lot 11 Highlands Filing 3) – RV Parking
After two violation notices and prior to the hearing the RV was moved from King's Deer. The Board unanimously decided to not impose a penalty for past infractions but if additional violations occur a \$50 per day fine will be immediately imposed.
- B. 1763 Islehurst Lane (Lot 13 Highlands Filing 4) – RV Parking
After two violation notices the RV was moved from King's Deer. The Board unanimously decided to not issue any penalty for past infractions but if additional violations occur in the future a \$50 per day fine will be immediately imposed.

IV. Officers' Report

- A. President – no report
- B. Vice President – no report
- C. Secretary
 - 1. Annual Director Election and November Membership Meeting. Alchian reported the Call for Director Nominations letter was mailed on schedule. He reviewed the administrative actions to be accomplished before the next Board meeting.

2. Newsletter. Alchian reminded the Board members that newsletter articles are due by September 30 because the newsletter is to be published in early October.

D. Treasurer

1. July Financial Report. After a review of the July financials, and some details that remain to be resolved, the Board members deferred approval to allow for additional research and possible revision. Once approved the July financial report will be included as an attachment to the official file copy of these minutes.
2. Delinquent Member Accounts. There are presently nine property accounts delinquent in payment to the HOA, however two of those are making agreed to payments to resolve the delinquency. (Report attached)
3. 2013 Budget and Listing and Description of Accounts. The Board reviewed a final proposed version of the 2013 annual budget and the 2013 Accounts Listing and Descriptions. Alchian moved to approve 2013 budget; four voted to approve and Kuykendal voted to disapprove. The 2013 budget was approved as presented. (Budget attached) Alchian moved to approve the Accounts Listing and Descriptions; seconded and approved unanimously. (Account Listing attached)

V. Directors' Reports

A. Common Areas

1. Maintenance Report. All entrances, common areas and the playground/sports field have been mowed and then treated for weeds. The playground/sports field was also treated for blight, fertilized and a sprinkler rotor head was repaired. The pond at Trumpeter and Glenthorne cattails were sprayed and the dead cattails were then removed. The fountain was also repaired and reinstalled. All the trails were mowed. (Report attached)
2. Sports Field Access Signs. Four "No Access" signs have been installed along Roller Coaster Road to discourage vehicle access to the sports field from that area.

B. Covenant Enforcement Oversight Committee

1. Alchian reported the CEOC met on August 2, 2012 and reviewed a total of 29 active violations, of which 12 were new and 17 were unresolved after the July CEOC meeting. Violations included vehicle parking, recreational vehicles, trailers and equipment, dead trees, unmowed lots and trash containers.

C. Architectural Control Committee

1. Paul reported that there are currently 90 active ACC projects at this time. Since the last board meeting six landscaping projects have been approved, one new construction project was received, two new construction projects have been closed and compliance fee balances returned, and one ancillary project was closed with the compliance fee balance returned. The ACC members performed eight Project Monitor visits were conducted. (Report attached)

D. NEPCO

1. Kuykendall said the next meeting is scheduled to be a presentation by the Pikes Peak Water Authority on September 8, 10 AM in the Monument Town Hall: Any lot owner in King's Deer may attend these meetings.

E. Neighborhood Watch

1. King's Deer recently experienced vandalism, all within about two days. At least three owners had trees cut down, one or two homes were egged, and at least one mailbox was destroyed. Most, if not all, were reported to the Sheriff's office. (Report attached.)

F. Water

1. Palmer Divide Water Company Update. Alchian reported the Palmer Divide Water Company continues to work toward obtaining the necessary Water Court approval to sell water to

King's Deer property owners. He doesn't anticipate any water will be available for King's Deer owners to purchase this year.

G. Executive Director

1. The HOA office will be closed for Labor Day, September 3, 2012.
2. One property changed ownership since the last Board meeting.

Paul moved to adjourn. Motion seconded and approved unanimously at 7:16 PM.

Minutes approved unanimously on a motion by Kuykendall, by email on August 20, 2012

/ signed /

John Highhouse, President

/ signed /

Allen Alchian, Secretary

Atch.:

1. July Financials
2. Delinquent Member Accounts
3. 2013 Budget
4. 2013 Accounts Listing and Descriptions
5. Common Area Maintenance Report
6. Architectural Control Committee Report
7. Neighborhood Watch Report