



Board of Directors Minutes
Wednesday, April 24, 2013

Members Present: John Highhouse (President), Vern Kuykendall (VP, Neighborhood Watch & NEPCO), Allen Alchian (Secretary & CEOC), Rich Paul (ACC)

Members Absent: Penny Dyer (Common Area Maintenance & Asst. Treasurer)

Guests Present: Andy Kraska, Troy Twesme

Meeting brought to order at 5:03 PM; hearings commenced at 5:04 PM and the regular meeting resumed at 5:19 PM.

I. Hearings

- A. 19515 Kershaw Court, Lot 4 Classic filing 4 – Box Type Trailer
 - 1. The directors unanimously voted to close the violation but repeat occurrences will be immediately referred to the board for another hearing.
- B. 19250 Sixpenny Lane, Lot 8 Highlands filing 2 – Trash Can
 - 1. The directors unanimously voted to close the violation but repeat occurrences will be immediately referred to the board for another hearing.
- C. 19230 Lochmere Court, Lot 51 Highlands filing 2 – Trailer and Mower
 - 1. The directors unanimously voted to close the violation but repeat occurrences will be immediately referred to the board for another hearing.

II. Guest Presentations

- A. Community Clean Up Day. Presentation by Troy Twesme
 - 1. Mr. Twesme asked about hosting a community clean-up day. The board invited Mr. Twesme to solicit help from others in the community, to determine how the collected trash would be collected, and offered the communications resources of the HOA to assist in getting the word out. The board suggested targeting the weekend of June 30 since this would allow publicizing the event in the next newsletter due out in early June. The board asked Mr. Twesme to return to the May Board meeting to advise on progress for this event.
- B. Enclosed Utility Trailer. Presentation by Andy Kraska
 - 1. Member sought guidance regarding storage of a trailer within King's Deer. Documents were presented to show the trailer and proposed storage location. The directors emphasized that the covenants address storage of trailers in King's Deer and the board has no authority to waive those conditions.

III. Record of Previous Board Action

- A. March Board Minutes. On an email motion by Rich Paul, the March 20, 2013 Board meeting minutes were approved on March 28; 2013, with Alchian abstaining.
- B. January Financial Report. On an email motion by Vern Kuykendall the board unanimously approved the January Financial Report.

IV. Officers' Report

- A. President – no report
- B. Vice President
 - 1. Pine Beetle Inspection – Volunteers Kuykendall, Alchian and Highhouse requested a 9:30 AM start time on April 29 for the pine beetle inspection. Wasson will confirm this with the Forest Service inspectors. The area to be inspected is from Lancers south to Hwy 105 and from the west boundary of King's Deer to Roller Coaster.

C. Secretary

1. Newsletter – The board agreed to mail the next newsletter in early June. Alchian asked that articles be completed and delivered to him not later than May 25.

D. Treasurer

1. February Financial Report . Alchian moved to approve. Motion seconded and approved unanimously.
2. March Financial Report. Alchian moved to approve. Motion seconded and approved unanimously.
3. 2013 Annual Assessments. There are two accounts delinquent on the 2013 annual assessment and they have been referred to the HOA Attorney for collection due to numerous prior unpaid invoices.

V. Directors' Reports

A. Common Areas – no report

B. Covenant Enforcement

1. The CEOC members recommended that deadlines for removal of dead trees and slash coincide with the dates the Black Forest Tree and Slash Center is open. Since the Center is currently open, there is no immediate need to decide this issue; the Board will therefore take the CEOC recommendation and further consider the proposal for possible future action.
2. CEOC April Report. The committee met on April 4, 2013. Details attached.
3. 19015 Harrogate: Dispute Outdoor Parking Violation.
 - a. The board reviewed a dispute by the owner about multiple citations for parking multiple vehicles outdoors. The Board recommended continuing proceedings to collect imposed fines because the violations were properly documented.

C. Architectural Control Committee – The committee met on March 28 and April 11. A summary of actions is attached.

D. NEPCO – Kuykendall reported the March meeting had been cancelled due to weather and it could not be rescheduled. The next meeting will be May 11 and the subject will be on xeriscaping.

E. Neighborhood Watch – Haddan is soliciting the Golf Course to participate in this program.

F. Water – Alchian reported a letter had been sent to Great Divide Water Company about their annual dues. There has been no response at this time.

G. Executive Director

1. Scheduled Office Closures: April 26, 2013 and May 27, 2013
2. Property Ownership Changes since Last Board Meeting
 - a. 18665 Brockenbury Court, Lot 3 Highlands filing 3
 - b. 540 Kings Deer Point East, Lot 49 Classic filing 1
 - c. 18855 Archers Drive, Lot 7 Classic filing 6

Paul moved to close at 6:53 PM. Motion seconded and approved unanimously.

/ signed /

/ signed /

John Highhouse, President

Allen Alchian, Secretary

4 Attachments:

1. February Financials
2. March Financials
3. CEOC Report
4. ACC Report