



## Board of Directors Minutes

Wednesday, April 16, 2014

**Members Present:** John Highhouse (president), Rich Paul (vice president, architectural control committee chairman), Allen Alchian (secretary), and Jason Aguilar (neighborhood watch and NEPCO representative)

**Guest Present:** Justin Dennis

**Members Absent:** Penny Dyer (common areas and assistant treasurer), David Compton (NEPCO)

Meeting brought to order at 5:00 pm then immediately adjourned to hearings. Hearings concluded at 5:14 PM then the regular business meeting commenced.

### I. Record of Previous Board Action

- A. By email, on a motion by Paul, the Board unanimously approved the February 2014 financial report on March 31, 2014.
- B. By email, on a motion by Alchian, the Board approved funding the \$49,950.15 trail restoration project with Reserve Funds. Five directors voted in favor; Compton opposed.

### II. Officers' Report

#### A. President

1. Golf Course. King's Deer resident Dave Almond is leasing the course to get it opened for public play as soon as possible. It is anticipated he will purchase the course through the foreclosure process later this year. Aguilar reported the anticipated May 3 opening of the King's Deer golf course may be delayed due to weather conditions in April. Course maintenance is proceeding.

#### B. Vice President

1. Paul raised a question about the office space and terms of rental under the new management. Highhouse will meet with Almond Golf, LLC to discuss the details.

#### C. Secretary

1. Newsletter. Articles are due at the end of May. It is important that the newsletter get into the mail by June 10 because of the notice about the lot mowing deadline which is the end of June.
2. Firewise Communities/USA. Alchian attended a workshop on this program. He suggested the board support establishing some or all of King's Deer as a Firewise Community if there are volunteers in the community who wish to lead this initiative. The Board concurred. Alchian will write an article about Firewise Communities for the newsletter. (Report attached)

#### D. Treasurer

1. March Financial Report. The directors deferred action on the March financials until additional details are available from the treasurer.
2. Delinquent Member Accounts. Two properties were significantly delinquent in payments to the HOA. One has been referred to the HOA attorney for collection action; Alchian moved to refer second to the HOA attorney for collection action. Motion seconded and approved by all directors present.

### III. Directors' Reports

#### A. Common Areas

1. Trail Restoration. Alchian reported work on restoring the trails is proceeding along King's Deer Point between Kershaw and Breton, and along Kershaw between Roller Coaster and Islehurst.
2. Trail Study. Alchian provided to the board a summary of the requested proposal for accomplishing a complete maintenance study of all trails in King's Deer. The directors declined to proceed with the study.

#### B. Covenant Enforcement

1. Covenant Enforcement Oversight Committee. April meeting canceled due to weather.
2. Slash Disposal Partnership. Alchian reviewed the plans of the Woodmoor Improvement Association to host a slash disposal day. He said that Woodmoor invites all neighboring communities to participate in clearing slash and dead vegetation by bringing it to the WIA slash disposal site. The disposal site will be at a location off Hwy 105 in Monument between Safeway and the Santa Fe trail. The board agreed to utilize its resources to spread the word of the opportunity to King's Deer property owners.

#### C. Architectural Control Committee

1. Paul reported there are currently 124 active projects being monitored. Since the last board meeting one new construction project was approved, one miscellaneous project and five change orders. Project monitors performed three site visits of active projects. (Report attached)
2. The ACC received an anonymous letter complaining about landscaping at 19185 Breton Place. The ACC did not find any violations of HOA rules and covenants and referred the letter to the Board for further consideration. Alchian moved close further action by the HOA.; seconded and approved unanimously by all present.

#### D. NEPCO – No April meeting. Next meeting is scheduled for May 10.

#### E. Water

1. King's Deer water attorney, Hank Worley has drafted a Motion and Order to approve the use of Woodmoor Water and Sanitation District for performing King's Deer annual water augmentation obligations. WWSA is currently reviewing the draft.
2. Ad Hoc Water Committee. This committee was created to support the water study accomplished in 2013. That study is complete and the Water Committee has no active role. Alchian moved to terminate the committee; seconded and approved by all directors present.

#### F. Executive Director

1. There have been two property ownership changes since last board meeting.
2. May board meeting is changed to May 14 from May 21.

### IV. Hearing Results

- A. 1505 Castlecombe Lane, Lot 41 Highlands filing 6 – Trailer. Resolved. Motion to close was seconded and approved unanimously.
- B. 19887 Kershaw Court, Lot 30 Highlands filing 4 – Dead Trees. Unresolved. Board unanimously agreed to set the deadline for removal of the dead trees at May 5, 2014; if then unresolved a \$50 fine will be imposed, and for each week thereafter a \$50 per week fine will be imposed until resolved.
- C. 19846 Kershaw Court, Lot 35 Highlands filing 4 – Trash Can. Resolved. Motion to close was seconded and approved unanimously.
- D. 19732 Royal Troon, Lot 23 Highlands filing 5 – Dead Trees Unresolved. Board unanimously agreed to set the deadline for removal of the dead trees at May 5, 2014; if then unresolved a \$50

fine will be imposed, and for each week thereafter a \$50 per week fine will be imposed until resolved.

- E. 19635 Falcon Crest Court, Lot 42 Highlands filing 1 – Dead Trees. Resolved. Motion to close was seconded and approved unanimously.
- F. 19822 Kershaw Court, vehicle parking. Resolved. Motion to close was seconded and approved unanimously.

Meeting adjourned at 6:17 PM.

Minutes approved by Board of Directors on April 23, 2014.

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*John Highhouse, president*

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*Allen Alchian, secretary*

Attachments:

- 1. Firewise Communities Report
- 2. ACC Report