

**2014 King's Deer Homeowners Association
Annual Membership Meeting Minutes
November 11, 2014**

The Annual Meeting was convened, as scheduled, at 7 PM at the restaurant of the King's Deer Golf Course. Approximately 40 association members were in attendance.

Board members present: John Highhouse (president), Allen Alchian (secretary), Penny Dyer (assistant treasurer), Jason Aguilar (director), David Compton (director)

Board members absent: Rich Paul (vice president)

Guests present: Jack Scheuerman (HOA attorney)

King's Deer Board president, John Highhouse, began by reminding the attendees that this meeting was for informational purposes and not official business of the association would be conducted at this meeting and no motions and voting would occur. Highhouse presented an overview of the state of the HOA in 2014, summarizing notable accomplishments including trail renovations funded by association reserves, change to the HOA water augmentation process, and reducing member delinquency to the HOA to the lowest rate in the past several years.

Assistant treasurer Penny Dyer presented the annual financial report. She specifically highlighted the large Compliance Fee Deposit account which she explained is a non-interest bearing account for holding construction compliance fees; the size of the account is the result of the numerous active construction projects in King's Deer and is refunded upon satisfactory completion of the project. She also noted the amount of the reserve account expenditure for trails renovation during the year. In reply to a question asking why the 2015 income was budgeted about \$5000 less than 2014; Dyer explained the reduction was primarily due to a reduction in the previously-donated services for accounting oversight which now is a paid service.

ACC member Allen Alchian presented the Architectural Control Committee overview for absent ACC chairman, Rich Paul. Alchian summarized the types of active projects, compared the project activity in 2014 to 2013, and encouraged any interested HOA members to consider becoming a member of the ACC.

Common area maintenance in 2014 was summarized by Dyer who also serves as director for common areas. She reviewed work at the pond, and detailed the repairs to vandalized entry monuments and damage to the wall along highway 105. Alchian, who oversaw the trail renovation project then provided a summary of the renovation work on the King's Deer trail system which was focused on eliminating some safety hazards and correcting significant erosion problems so that future trail maintenance can be reduced.

Neighborhood Watch coordinator, Tom Haddan, told of some of the successes of the Neighborhood Watch program in 2014 which helped capture some folks who were breaking into homes along the Palmer Divide during the summer. He noted that all but one of the 37 designated Neighborhood Watch blocks now have a block captain and said his goal is to fill that last block captain position. There was some discussion about increasing the number of Neighborhood Watch signage, and that existing signs may possibly be replaced by the County Neighborhood Watch program because the sheriff, who is identified on the signs issued by the County, is changing in January.

The Covenant Enforcement Oversight Committee presentation was by Alchian, a member of the committee who substituted this evening in the absence of committee chair, Grace Highhouse. After giving

a brief review of the purpose of the CEOC, a slide was displayed showing the types and numbers of violations that have been cited during 2014.

Alchian, who serves as the director for water resources, then presented the results of the recent water meter reporting during October. Through data displayed on a graph, he showed how there has been a steadily declining trend on water usage in King's Deer since 2006 which he explained was due probably to two main factors: educating the membership about the need to comply with the conditions of their well permit, and a reduction in the severity of the drought in the region through that same period.

The meeting concluded with board director David Compton giving the results of the election for the board of directors. He thanked all five candidates who ran for the four available board positions, citing this as an example of increased membership interest in the homeowners association and the community. The outgoing directors are John Highhouse, Rich Paul, and Allen Alchian. The new board will be David Compton, Jason Aguilar, Penny Dyer, Stephanie Waltman, Paul Young, Dan Snelling, and Joseph Carlson.

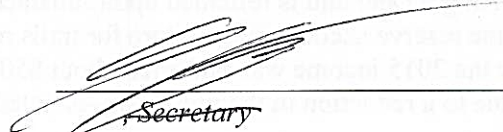
The meeting then ended with an open discussion session during which the golf course management also offered some insight into their future plans, but emphasized that until the foreclosure process was completed and ownership legally transferred to the new owner, possible alterations and improvements to the current club facility were very limited.

The 2014 Annual Meeting meeting ended at 8:20 PM.

Approved by the Board of Directors on November ___, 2014



, President



, Secretary