



Board of Directors Minutes

March 17, 2016

(4:30 PM King's Deer Golf Course Clubhouse)

Members Present: Joe Carlson (Treasurer), Kathy Carlson (Secretary), Stephanie Waltman (President), Joe Willis (VP-by phone, left at 5:12PM), Dan Snelling (arrived 5:12PM)

Members Absent: Patrick Staffieri, excused (Common Area Maintenance, NEPCO & CEOC), Kris Salo, excused (Director at Large)

Meeting brought to order at 4:39PM

Manager Report attached.

I. Officers' Report

A. President

1. Review Insurance coverage

Discussion was held regarding insurance coverage of the HOA. J. Carlson recommended seeking request for proposals. The Board collectively concurred to have the Executive Director contact Monument area insurance agents to get quotes for insurance coverage that these companies think the HOA should have based on their respective professional judgment. Office Lease Agreement/rental All Board members had received copies and approved.

2. Wasson Vacation request

Wasson requested vacation leave accrued up to January, 2016, be paid. Following discussion, Willis moved to pay the vacation leave. The motion died for a lack of a second.

3. Community Association Institute annual fee

Tabled

B. Vice President – no report

D. Secretary

1. Approval of February BOD minutes

J. Carlson moved and K. Carlson seconded the motion to approve board minutes as distributed by secretary through email. Motion carried unanimously.

2. King's Living Magazine – tabled

3. Review of March 9 meeting

K Carlson stated that two (2) HOA management companies came to the site meeting on March 9, 2016 and to date the HOA office has received one bid from a company who was not present at the site meeting. She also stated more questions have been received, and she will send them by email to the other management companies and directors along with the answers.

E. Treasurer

1. February Financial Report

J. Carlson sent them out and stated that there was nothing unusual in the February financials. K. Carlson moved to approve. J. Willis seconded. The motion carried

unanimously. J. Carlson will contact Christensen and they will transition all pertinent information by March 31 and he will be responsible as of April 1. Snelling started a discussion of what funds to turn over to the Reserve fund – J. Carlson wants to defer until Staffieri (Common Area Maintenance) can be in on the discussion. Snelling agreed, and the item will be discussed at the April meeting.

II. Directors' Reports

A. Common Areas deferred until Staffieri could be present.

1. Landscape Unlimited (KDGC) doing common area maintenance
2. deferred maintenance program
3. Playground equipment

B. Covenant Enforcement

1. March Report –

J Carlson stated that the Board needs to review the policies relative to the Covenant Enforcement Committee and its role, using a more positive rather than passive approach. Following discussion, it was decided that the Rule for Enforcement of Covenants, Rules, and Policies of King's Deer Homeowners Association will be sent out to the directors for review and possible re-write.

C. Architectural Control Committee –

Snelling said that the ACC members had approved two new projects, a detached garage and new construction at 1005 Trumpeters Court. One ancillary building was disapproved; the property owner was looking to put a second ancillary building on the property. He also stated that the ACC members were going to do two site visits on Saturday, March 19, 2016.

Discussion followed regarding the sign that is posted at properties notifying area residents of proposed changes. Sending postcards to area residents was discussed, and Snelling said he would talk to the ACC members about mailing out notifications of new construction to the surrounding neighbors of the new build. He will report back to the Board at the April meeting.

D. NEPCO – Staffieri went to the meeting and will report at next meeting.

E. Neighborhood Watch

1. Neighborhood Watch Community Coordinator

Snelling said that there was only one issue, a house had been egged but they do not feel it was criminal mischief, they think it was high school mischief.

F. Water

1. Water Resources Committee

J. Carlson, Patrick Staffieri, and Dan Rivers have volunteered to meet and focus on the 1994 water augmentation issues.

K. Carlson moved to adjourn at 5:27PM. J Carlson seconded motion and motion approved unanimously.

Stephanie Waltman, President, King's Deer HOA

Kathy Carlson, Secretary, King's Deer HOA

Attach: Manager's Report