



Board of Directors Minutes

March 15, 2018 (King's Deer Golf Clubhouse 6PM)

Members Present: Dan Rivers (President), Dan Snelling (ACC), Lorrie Kresge (Water), Steve Shurgot (Treasurer), Randy Wood (Common Areas) Ken Harris (Neighborhood Watch),

Members Absent: James Hazuka (Secretary)

Others Present: Jason Reynolds (19655 Guildford Court), Vern Kuykendall (ACC Chair), Allen Alchian (consultant), Patricia Wasson (Executive Director)

Executive Session starts at 6:00PM

Regular meeting brought to order at 6:51PM

I. President's Report

1. King's Deer Water Augmentation Study – PDWC is still working on the augmentation program portion of the plan, once they are done, the HOA will look at the report and make sure all our points of interest are covered.
2. Water Resources Committee
Kresge received a spreadsheet from State about over-pumping and letters to be sent to the property owners. She has already responded and will request copies.

II. Vice President

1. Lighting policy – no update

III. Secretary's Report

1. February 2018 minutes – Harris abstained, Minutes approved by the Board.
2. Pit Bull Ban – Snelling researched several locations and found that there is no such thing as a pit bull dog and that bans on specific breeds do not work, the research also, indicates that it does not lessen dog bites.
Snellings' recommendation to the Board is that we not pursue banning any breed of dog in King's Deer. Board members concurred.
3. Topics for May newsletter –
Board members were reminded to write articles and get them to Hazuka.

IV. Treasurer's Report

1. February 2018 financials. Shurgot will resubmit email with complete financial reports and request final approval.
2. Update on 2018 paid assessments – Board members did have a copy of the Member Balance Detail report.
3. Electronic Vendor payments – Wasson requested that the Board members approve allowing the Executive Director to pay bills online. This is more convenient and does not interfere with the monthly audit done. Board members concurred that Pat Wasson, the Executive director, be allowed to pay bills online.

V. Director's Report

A. Architectural Control Committee

1. ACC new Chairperson appointment – Vern Kuykendall

Snelling notified the Board members that M Lunsford is stepping down as Chair and that we thank him for all his service and appreciate that he will remain as a Committee member. He also, requested the Board approve L. Kuykendall as the next Chair. Motion was seconded and approved unanimously.

2. 19882 Kershaw Court update ("The Big Dig")
ACC recommendations to the Board of Directors for this property were approved unanimously at the January meeting.
3. Approve Jason Reynolds as a new member
Snelling moved to approve Mr. Reynolds as a member of the ACC. Motion seconded and approved unanimously.

Website Rebuild

Alchian reported the status and updating of the website and requested that the Board of Directors approve a proposal that the HOA start asking for bids for a new software program. Board members concurred and asked Alchian to put together a Request for Proposal (RFP) and send out to several web hosting sources.

B. Common Areas

1. Wood stated that the annual maintenance contract is due to start and that they have made minor changes, but it should be ready for signatures by the end of this month. There are no changes in the payment plan nor the amount due from last year.
2. He also said that he will contact several electricians for the monument lights they all need to be checked.
3. The research into parts replacement on playground equipment indicates that it would be too costly to restore and that he will continue to pursue replacement of the items.

C. Neighborhood Watch

A poll of the Block Captains and Neighborhood Watch Coordinator indicated they are not in favor of background checks, the Board concurs with this sentiment. Wood and Harris are planning on meeting with the EPCSO Coordinator about the idea of background checks on the HOA volunteers. There is no date set at this time.

D. Manager's Report

1. Vacation – HOA office closed April 2 through April 6, 2018

Other:

1. 19655 Guildford Court, Lot 66 Highlands filing 5 – fine assessment requested by property owner for a trespass.
Property owner of 19655 Guildford Court was present and presented his issue to the Board members. The Owner then requested that a fine be issued to the trespasser. The Board of Directors declined to act on the issue.
2. 1336 Chapel Royal Court, Lot 48 Highlands filing 1 - Trees vs Peak View tabled until April 19th Board meeting
3. 19055 Archers Drive, Lot 17 Classic filing 6 – dog status
Board members approved fining the property owners \$1,000.00, for failure to comply with our demand letter of 2/16/2018, plus \$200.00 per week beginning 3/26/18 until they fully comply, fees to be waived if full compliance received by 3/25/2018. One abstention.
19882 Kershaw Court, Lot 32 Highlands filing 4 – new construction plans received.

The HOA office has received a single copy of new construction plans for the property, but no new application, submittal, or compliance fee. The Board approved the ACC recommendations as revised for accepting a new project application from the owner of the property.

Motion to accept attached recommendations as amended and send to the property owner. Motion was seconded and approved unanimously.

4. 2028 Stoneleigh Trail – The owners want mediation between them and the HOA. The Board took no action since the KD HOA Arbitration/Mediation Policy does not pertain to cases where the HOA is one of the parties.

Shurgot moved to adjourn at 8:09PM. Motion seconded and approved unanimously.

/ signed /

Daniel Rivers, President, King's Deer Homeowners Association

/ signed /

James Hazuka, Secretary, King's Deer Homeowners Association

Attach:

1. February financials
2. Update on King's Deer Website
3. ACC recommendations for 19882 Kershaw Court