



Board of Directors Minutes

May 17, 2018 (King's Deer Golf Clubhouse 6PM)

Members Present: Jim Hazuka (Secretary), Lorrie Kresge (Water), Randy Wood (Common Areas), Ken Harris (Neighborhood Watch by Phone)

Members Absent: Daniel Rivers (President), Steve Shurgot (VP & Treasurer), Dan Snelling (ACC)

Others Present: Verne Kuykendall (Chair ACC), Jim Vandyke (18585 Glenthorne Lane), Tressa Bishop (CB Insurance)

Executive meeting brought to order at 6:07PM

Regular meeting brought to order at 6:50PM

Regular meeting adjourned at 8:15PM

I. President's Report

1. 10955 Archers Drive: The Board noted there was unanimous support for written consent as of 4/27/2018 to direct the HOA attorney to seek a court order for removal of the dogs on the property. Board also noted that we had received a response from the property owner that their son and the dogs no longer live at this residence. The HOA Director will ensure this response has been received by the HOA Attorney.

II. Vice President – no report

III. Secretary's Report

1. April 2018 minutes were unanimously approved by the Board

IV. Treasurer's Report

1. The April 2018 financials were forwarded to members before the Board meeting. These were approved.
2. Funding for the Playground Equipment – The Board approved funding for the playground equipment.

V. Director's Report

A. Architectural Control Committee

1. Status report – tabled
2. 19882 Kershaw Court – Attorney action ongoing
3. HOA Policy on Snow Fences – a motion was made by Kresge and seconded by Wood for “policy development and appropriate changes to the design standards that would allow sustained use of snow fences during the winter months without ACC approval. Key principles for this new policy include 1) no initial approval, 2) no requirement for living snow fences, 3) no 5-year renewal requirement, 4) there will be specific dates and standards for snow fences, 5) violators will be subject to covenant violations. This motion was passed unanimously. Because of his background on this topic, the Board asks Snelling to develop the policy.
4. The ACC received the resignation of committee member Jason Reynolds. We thank him for his service.
5. The Board through written consent as of 4/27/2018 unanimously approved Brett Kennedy (18905 Brockenbury Court) as a new member of the ACC.

B. Common Areas

1. Status Report

- a. Pond Fountain reinstalled but quit working after a few weeks. WireNut scheduled to check electrical. LL Johnson to service if required.
- b. Weed spraying in progress.
- c. Monuments are getting new mulch this week.
- d. New Playground Equipment unanimously approved by Board via email vote.
- e. Monument Lighting:
 1. Fix existing/traditional lighting: Archers & HY 105 - \$2,200, Roller Coaster & HY 105 - \$2,700. Total: \$4,900
 2. Upgrade to LED lighting: Archers & HY 105 - \$5,000, Roller Coaster & HY 105 - \$4,100. Total: \$9,100

C. Neighborhood Watch

1. The Kings Deer program has been on hold since the El Paso County Crime Prevention Director established a new requirement for background investigations for program members. Many of the Block Captains and the Coordinator have refused the investigation as it may complicate their job-related security clearances. A member of the community will engage the Sheriff's Department to ask for a waiver to this requirement.

D. Manager's Report - tabled

1. DORA renewal complete for 4/16/18 and 5/8/18

Other:

1. 18585 Glenthorne Lane, Lot 20 Highlands filing 3, trailer wavier letter
The Owner at 18585 Glenthorne Lane requested a wavier to park his trailer on premises. The small trailer is in a treed part of his property and can't be seen by neighbors. Member presented letters from his neighbors than supported him leaving his trailer in the current location. The Board unanimously decided to close this issue.
2. CB Insurance proposal by Tressa Bishop
Tressa presented a compliment of policies to replace the current State Farm policy the HOA has in place. State Farm and Farmers Insurance will also present at a later date.
3. 705 Caspian Court, lot 14 Classic filing 1 – storage POD
The owner of 705 Caspian Court is renovating his basement and requested an extension until 30 June to leave the POD in place. Kresge moved to approve the request. This was seconded by Wood. The Board unanimously approved the request.
4. 1311 Chapel Royal Court, Lot 52 Highlands filing 1 – Tree vs Peak View
The Board discussed Jeff and Wendy Jones' letter to the Board regarding subject issue. The Board unanimously approved a proposed response.

Wood moved to adjourn at 8:15PM. Motion seconded and approved unanimously.

/ signed /

Daniel Rivers, President King's Deer HOA

/ signed /

James Hazuka, Secretary King's Deer HOA