

**From:** [admin@kingsdeer.org](mailto:admin@kingsdeer.org)  
**To:** [Kings Deer HOA](#)  
**Subject:** King's Deer HOA News & Announcements – June 25, 2025  
**Date:** Wednesday, June 25, 2025 1:04:09 PM  
**Attachments:** [2025-06-25 attch Archer Wall Project Options.pdf](#)  
[2025 June.pdf](#)

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### **Monthly Board Meeting Minutes – June 17th**

The June 17, 2025 HOA Meeting Minutes can be found at [www.Kingsdeer.org](http://www.Kingsdeer.org) > owner log in > library. Of note in the minutes are the following actions discussed or approved by the Board.

The board meeting minutes provide more details.

The **Archers Wall Repair project** options were discussed and a decision was made to demolish approximately one-half of the 1,200 linear ft and repair the remaining 600 ft. Details of the options are provided in the attached document.

- **Annual Assessment discussion.** The Board is in general agreement that an election should be held this year to increase the annual assessment, keeping the ballot issue simple by increasing the current \$300 fixed assessment to a new dollar amount fixed assessment (amount under discussion) with no other changes or conditions. Further discussion will occur at the next monthly meeting.

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### **Kudos to our Volunteers!**

Many thanks to neighbor and volunteer Jordan Andrews for providing the front-loader to move fill into the former gazebo site! And thanks to Mike Sauer for renting the trailer and providing transport! Well done, Gentlemen! A photo of Jordan at work is posted on the [King's Deer Facebook page!](#)

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### **\*\*Final Mowing Reminder before June 30 deadline\*\***

HOA covenants require mowing of all properties at least once each summer to be completed by **June 30**. Kindly blow grass clippings off the roadways and trails (or ask your mowing contractor) to keep our community looking tidy and well cared for. Residents are also reminded that you are responsible for mowing your entire property to the bordering road(s) and across any trails that cut through your property. For reference, see [Lot Mowing Enforcement](#) under the King's Deer website Governance Documents.

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### **Noxious Weed Reminder!**

The covenants require King's Deer property owners to control noxious weeds such as thistle and mullein. Thistle is a particularly nasty noxious weed found on almost all properties; owners should ensure that as a minimum thistle are kept cut so that their seeds cannot be dispersed; this will likely require repeated maintenance throughout the summer if the owner does not dig up the plant by its deep root structure to permanently eradicate it. For more details, please refer to the [Landscape Guide](#) under the King's Deer website Governance Documents.

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### **In case you missed it (ICYMI)!**

- **Notice of Board Seat Vacancy – 3<sup>rd</sup> Notice** – The board has recently accepted the resignation of Board Director Josh Klenda due to ongoing schedule conflicts. Consequently, there will be a need to fill this seat at the

annual elections in the Fall. This is an excellent opportunity for any community member who can potentially contribute their time and talent as a board member. To understand how the board functions, you are encouraged to attend a monthly meeting or two between now and the elections beginning in September. Monthly meetings are held on the 3rd Tuesday of each month at 6:00 pm at the Tri-Lakes United Methodist Church. The meeting calendar is available on the King's Deer website: King's Deer Event Calendar. Meeting reminders and agendas are sent out in advance to the community. The Board welcomes all interested parties to attend.

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- **Call for Volunteers – 3<sup>rd</sup> Notice – Make a Difference!**

The Board has received feedback that our talented community has many willing volunteers who could help with various projects. In the near future, the board will be undertaking the following projects:

- Trail bridge staining
- Beautification of the pond (removal of cattails and weeds)
- Street light refurbishment
- Improving our entrance monuments (weeding, trimming, etc.)

If you have an interest in helping with any of these areas, please contact John Highhouse at [admin@kingsdeer.org](mailto:admin@kingsdeer.org). Specific details for the projects will be forthcoming. Thank you to those who have already submitted their names to volunteer.

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- **Scheduled HOA Office Closure: June 30 – July 14.**

During this time, please continue to address any requests to [admin@kingsdeer.org](mailto:admin@kingsdeer.org). Urgent matters will be addressed promptly; non-urgent replies may be delayed.

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If you have questions, comments, or concerns about our King's Deer Community, please contact:

John Highhouse  
Executive Director  
King's Deer Homeowners Association. Inc.  
<mailto:admin@kingsdeer.org>  
Office: 719-488-2840

You are also invited to follow us on Facebook at <https://www.facebook.com/KingsDeerHOA>

## Options for Archer's Wall Project – Summer, 2025

Option	Description of Work*	Contractor - Bid
<b>1</b>	Repair entire length of 1,200-ft of 6-foot tall stucco wall.	<b>R.G.P.D.: \$11,180</b> (stucco repair only & spot painting; expected to recur annually)
		<b>Love Your Stucco: \$134,700 - \$144,388</b> (Complete restoration; depending on material choices and substitutions, with 20-yr life expectancy)
<b>2</b>	Replace entire length 1,200-ft of 6-foot tall stucco wall with 500-ft of concrete (pre-cast) privacy fencing, 6-ft tall.	<b>Peak Fencing: \$88,100</b> (excluding stone veneer on pillars)
		<b>Signature Stone: \$73,603 - \$105,273</b> (depending on no. of columns installed)
<b>3</b>	<b>Partial Removal &amp; Repair</b> remaining 600 linear ft of stucco wall.	<b>Lime Painting: \$24,870</b> (includes demolition of approx. 600 ft)
<b>4</b>	Complete Removal of 1,200-ft wall	<b>Affordable Demolition Co.: \$41,000</b>
		<b>DeCrowder Demolition Service: \$45,625</b>

*\*Proposal and Bid details are abbreviated for simplicity.*

At the June 17, 2025 meeting, The HOA Board approved **Option #3** based on the following factors:

- Results of the 2025 Amenities Survey indicated residents considered the Archers wall to be of lesser importance to the community.
- Long-term maintenance requirements for the full 1,200-ft length of the stucco wall would incur repeat costs.
- Option 3 allows for reduced maintenance costs while still showcasing the Archer's entrance to King's Deer.



Board of Directors Minutes  
June 17, 2025 – Tri-Lakes United Methodist Church @ 6:00 PM

Members Present: Steven Shurgot (President), Tom Anderson (Treasurer), Mike Sauer (Secretary/ACC), Nathan Kettner (Trails), Ken Harris (Director at Large)

Members Absent: Kevin Pratt (VP/Common Areas)

Others Present: John Highhouse (Executive Director), Deana Place, Chris Dayton, Jack Batson, Alex Gray

**Call to Order** – The Regular session of the King’s Deer Board of Directors meeting was called to order at 6:00 PM.

I. Communications- Goode and Highhouse

- A. Goode, Highhouse, and Anderson followed up with questions and next steps to EasyHOA. The agreement was signed, and we are beginning the onboarding. We hope to be able to go live sometime in August, after a beta testing period.
- B. The results of the HOA Amenities Survey were emailed to owners on May 27.
- C. The HOA Financial FAQs were sent to owners in the June 3<sup>rd</sup> HOA News and Announcements email.
- D. Review progress on the assigned tasks from the owners’ open forums responses. Sauer asked about community activities at the sports field this summer. Sauer will follow up on this topic, asking for volunteers from the community.

II. President’s Report- Shurgot

Shurgot informed the board that it is time for the annual employee evaluation. Shurgot will send out a draft, give the board three weeks to review, and aim to close it up at the July board meeting.

III. Vice President- Pratt (Sauer reported)

Infinite Disposal revised their proposed pricing schedule based on Infinite handling the individual accounts for each owner instead of the HOA managing the payments. Sauer and Pratt are communicating with Republic and Infinite to determine the best way forward. Both companies are set up to provide significant discounts only if the HOA is the account holder, and not the individual homeowners. The board reconfirmed that they do not want to get into the disposal business by managing the accounts for the many homeowners who choose to use the common trash collector.

IV. Secretary’s Report- Sauer

The April 15 BOD Meeting minutes were approved by email on 5/27/2025.

V. Treasurer’s Report- Anderson

- A. Anderson gave an overview of the balance sheet and income statement for the May 2025 HOA financials.
- B. Monthly review and forecast of the reserve study shows that we are currently doing better than expected, with the potential to put \$20k-\$25k into Reserves, or about half of what is recommended. The maintenance contract has started and will diminish any additional savings in the second half of the year.
- C. Quarterly operating budget forecast. The operating expenses are expected to be in line with the budgeted forecast.
- D. Anderson raised the question of whether the board plans to hold a covenant change election to increase the annual assessments this year. The board was in general agreement that the election should be held this year and that the ballot issue should be kept as simple as possible, focusing only on increasing the cap to a fixed amount with no other conditions. Shurgot asked that this discussion be continued at the next

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board meeting. Anderson will put together projections of how many years the increase would last, given assumed inflation rates and expenditures.

### VI. Directors' Reports

#### A. Architectural Control Committee- Sauer

1. The ACC meeting scheduled for May 23 was canceled. Several projects were approved by email or in-office before the scheduled meeting. One detached garage project was tabled and later approved. Other approvals included enclosing a deck area, replacing a front door, installing a flagpole, and three exterior projects for repainting stucco and trim. The June 12 meeting was conducted via Zoom. The ACC reviewed a new construction application and made recommendations. The application is tabled pending revised drawings. An exterior project was approved to replace roof shingles, and a fence project was tabled pending revised drawings with less enclosed square footage. The next scheduled ACC Zoom meeting is on June 26.

#### B. Common Areas- Sauer

1. Archer's wall repairs – Sauer previously provided quotes from several companies for various levels of work. The board unanimously approved to go with Lime Painting for \$24,800 + 10% to remove a portion of the wall on both sides and repair the remaining portion of the contract. Highhouse to contact the owners bordering the wall. Volunteers will be needed to clear the shrubs and any other material from along the wall.
2. Sauer got the holes filled by a community volunteer and took one pole in for sandblasting and powder coating as a test to see an example of the quality of work. It was decided to go with a flat black color for repainting the poles. Sauer stated that the volunteer will not be able to fill the holes in all of the poles. Sauer has information to contact another welder and will report back to the board.
3. Sauer checked with the county about removing the signs from the poles and transferring the installation and maintenance of the neighborhood stop and street signs to the county. The county responded that they would install the posts, a few at a time, on a schedule. Sauer will provide the county with the location of signage poles that will need to be installed. We will be asking for volunteers to relocate the signage from the streetlight poles to the county-installed posts.
4. The pond and the surrounding area need cattails and weeds removed. Propose organizing a group of volunteers to help clean up the area.
5. Repairs and staining are needed for the pedestrian trail bridges along Archers Drive. We will be looking for a contained pressure washer system to power wash the bridges a day or two before painting. Sauer is coordinating the equipment and requirements for the project.

#### C. Water-Kresge

1. Kresge reported that by 2033, almost half of Highlands will require augmentation. The Highlands augmentation cost will be much less than Classic. This is because only a fraction of the amount of augmentation water is required per household. Also, the Highlands augmentation will be phased in according to when the well was installed, and not all at once. Kresge went on to give a broad overview of water augmentation, the augmentation plans and reporting, the water reserves, and how it affects the HOA. Kresge and Highhouse collect water meter readings every year in October. This year, we will require a photo to report the reading. Details will be sent in the notification sent in late September.

#### D. Manager's Report- Highhouse

2. Scheduled office closures – June 30 - July 14

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3. Covenant Enforcement – Review and discussion on current enforcement methods and whether they match the expectations of the board and community. There was a good discussion that included the community members who were present. Highhouse spoke about some new steps that are being taken to educate and inform the community of the HOA policies. The news and announcements emails now include one or more messages about the policies and covenant expectations. The new EasyHOA platform promises to make the violation notification process easier. The goal is to achieve compliance to keep our neighborhood appealing for homeowners without over policing.
4. Highhouse asked the board’s thoughts on scheduling a temporary dumpster for community yard waste. After a discussion, the board concluded that it is not feasible due to many issues, such as how to control the amount and type of waste being put into the dumpster, and what to do when people continue to drop off bags after the dumpster reaches capacity, etc.

**Adjournment** – The meeting was adjourned at 7:40 PM. The next board meeting is set for 6:00 PM on July 15 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Rm 101, Monument, CO 80132.

### Board Handouts:

1. May 2025 Financials
2. Covenant Enforcement Report

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Steve Shurgot, President of King’s Deer HOA