

From: [Kings Deer HOA](#)
To: [Kings Deer HOA](#)
Bcc: _____
Subject: King's Deer HOA News & Announcements – August 25, 2025
Date: Monday, August 25, 2025 2:13:22 PM
Attachments: [CallForNominationsLtr 2025-1.pdf](#)
[2025_August.pdf](#)
[2025_July.pdf](#)

Monthly Board Meeting Minutes – August 19

The complete August 19, 2025 HOA Meeting Minutes can be found at www.Kingsdeer.org > owner log in > library.

Here are just a few of the noteworthy actions discussed or approved by the Board.

- Scheduled Office Closure – Sept 1.
- Upcoming Board Director elections will be electronic only (unless the owner does not have email.) The Nominating Committee was appointed.
- Covenant enforcement – 50 violations were addressed in the past month with notices and/or reminders. The Fine Schedule has been amended to include a specific fine for e-bike violations of \$50 to \$100.

Financial Update & Notice of 2026 Proposed Budget Discussion

The King's Deer Board of Directors will be reviewing the proposed 2026 HOA Budget at the next board meeting on Tuesday, September 16th, as shared in the Financial FAQ's emailed earlier this year. As always, interested parties are invited to attend the board meeting discussion.

2025 Forecast and proposed 2026 Budget update:

- 2025 is going well, and we are favorable to the budget because of more interest and other income, as well as lower maintenance and other expenses compared to the 2025 Budget.
- 2026 proposed Budget assumptions include:
 - Lower interest income as we reinvest CDs at lower interest rates
 - Expense increase of \$11,700 vs. the 2025 Forecast, resulting from:
 - Inflation assumption of 4%
 - Increased insurance expenses
 - Additional maintenance expenses to support ongoing maintenance needs

The Board is scheduled to approve the final 2026 Budget at the October board meeting prior to presenting the 2026 Budget at the 2025 Annual Meeting on Tuesday, November 4th. We will provide additional updates as we progress through the budget process.

Annual Meeting Preparations – Call for Action!!

As we prepare for our annual meeting on **Tuesday, November 4, 2025**, there are two items of business we routinely bring to the community's attention:

- This year, three of the seven Board seats are up for election, and we are calling for all nominations **by Monday, September 8, 2025**. The 2024-25 Board of Directors has made a sincere effort to engage the community and listen to their concerns. Interested members are encouraged to come forward and help continue that momentum in the coming year.
- Homeowners are invited to submit any agenda items they wish to have covered

at the meeting **by Monday, September 8, 2025.**

Please see the **attached memo** for complete details!

Project Update – Tree trimming along Trails and Pond

All of the trimming along the Archers Dr. portion of the trail and around the pond is complete thanks to the volunteer efforts of homeowner Matt Kunkel, volunteers Sherman Kettner and Gerald Rutz, and board member Nathan Kettner. There are no immediate plans for more tree trimming, but there are several other areas that will need attention in the not-too-distant future. If you are a homeowner along our trails, we greatly appreciate your assistance in keeping approximately 9 feet above the trail clear for the safety of all trail users. Branches trimmed up to a height of 9 feet will allow some clearance when the branches are weighed down by rain or snow. When pruning, focus on removing no more than 25% of the tree's branches in a year and always cut back to the branch collar (the point where the branch connects to the trunk or a larger branch), but not into the collar.

For awareness, the King's Deer land plats reference a "25-foot pedestrian and bike trail easement" for our trails.

Common Area Maintenance

The Board has received some inquiries about the substandard maintenance of our 53 acres of common areas and the condition of some segments of our trails. Earlier this year, the maintenance contract was put out for bid with 6 prospective vendors. Due to the proximity of equipment and cost factors, the King's Deer Golf Course was again awarded the maintenance/mowing contract. Unfortunately, their small crew experienced a series of medical issues compounded by equipment breakdowns this summer. Be assured, we are working to secure alternatives and improve the appearance of our open space within our cost constraints.

Similarly, trail maintenance has been a long-standing concern due to recurring drainage and washout problems in our climate. It receives constant attention by the Board to evaluate and secure longer-term solutions, knowing that the trails are a prime asset to our community. As you may have noted, the edges of the trails were sprayed this (past) week for broadleaf weeds. The maintenance contractor plans to return to spray the trails with a non-selective weed killer. We will send a notification to the community again before the next spraying. We acknowledge that several homeowners adjacent to the trails have voluntarily done some maintenance, and we appreciate all who mow their property across the trails fully to the street.

Can you help guide us on a new King's Deer website upgrade?

Since February, we have invested significant manhours in evaluating two HOA-specific software platforms: TownSq and EasyHOA. Neither of these "off the shelf" software subscriptions has provided the robust features or user-friendliness needed for our large and complex community. We are hoping one or more of our many talented community members with website-building expertise will help guide us in looking for alternatives to our current, outdated website. To be clear, we are not asking for someone to design the site—but share their expertise on some viable options. If interested, please contact John Highhouse for more information.

In Case You Missed It [ICYMI]

- **Wall Repair & Painting project at Archers & Hwy 105** is complete. Many thanks to [Lime Painting](#) for their thorough work and timely completion.
 - ****New** E-bike Policy & Trail Etiquette Policy is in effect** and [posted on the King's Deer website](#).
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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>

This email is sent from an unmonitored email address. Please send any HOA-related email to: admin@kingsdeer.org



Board of Directors Minutes
August 19, 2025 – Tri-Lakes United Methodist Church @ 6:00 PM

Members Present: Steven Shurgot (President), Kevin Pratt (VP/Common Areas), Tom Anderson (Treasurer), Mike Sauer (Secretary/ACC), Nathan Kettner (Trails), and Alex Gray (Director at Large)

Members Absent: Ken Harris (Director at Large)

Others Present: John Highhouse (Executive Director), Carol Goode (Communications), Paul Lundeen, Rich Pintler, Dylan & Bliss DeJulio, Lee Brown, Jack Batson, Jurg Seyffer, Greg Wolff

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

Hearings – Fireworks (later in the meeting)

Guest Introductions - Paul Lundeen, Rich Pintler, Dylan & Bliss DeJulio, Lee Brown, Jack Batson, Jurg Seyffer, Greg Wolff

Guest Presentations – Request to allow greenhouses. Condition of common areas, i.e., entrance monuments, and weeds on trails.

Call to Order - Regular session of the King’s Deer Board of Directors meeting.

- I. Communications- Goode and Highhouse
 - A. EasyHOA update. Goode and Highhouse uncovered several issues with the application as they accelerated the implementation timeline to meet the upcoming election schedule. Goode and Highhouse presented the major components of EasyHOA and the problems that we are experiencing with many of them. There are significant obstacles to payments, voting, and website development. The interface is neither intuitive nor user-friendly. The recommendation to the board was to abandon a search for an all-in-one solution for our HOA, as we are a larger HOA with more complex needs. Keep separate components that work well for us. Find a mailing or communications tool to broadcast messages to the community. Develop a new informational website for the HOA. Create a separate ACC database to track the progress of ACC submittals. After hearing the problems and a way forward, the board unanimously voted to cancel the HOA contract. The board agreed to retain Zego for payment processing, QuickBooks for accounting, to renew the contract with Vote HOA Now for electronic voting, and for Goode and Highhouse to move forward with the selection of a more robust emailing application for HOA communication, a database for the ACC, and a survey application.
 - B. The board unanimously approved to use Vote HOA Now for the upcoming director elections. The board also approved that the upcoming voting will be electronic only, with no mail ballots except for owners for whom we do not have email addresses.
- II. President’s Report- Shurgot
 - A. The board set the ownership date of record as Sept 1 for the upcoming director elections. The annual meeting date was set for Nov 4, and a secondary (backup) meeting date of Nov 12 (in case of severe weather).
 - B. The board appointed Tom Anderson and Jack Batson as members of the Nominating Committee. They will coordinate with Highhouse to fulfill their roles.
 - C. Highhouse presented the timeline of events leading up to the annual meeting for review by the board members. While some dates are fixed, other event dates are subject to change.
 - D. Goode volunteered to coordinate with Highhouse and Sauer to put together the annual meeting slides.

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III. Vice President-

- A. Trash collection service update. Negotiations were terminated. Despite our hope to arrange a contract with APEX/Infinite Disposal, we believe the administrative burden would be too great, the contract terms are generally too restrictive, and not agreeable to our community or board.

IV. Secretary's Report- Sauer

- A. The July 15 BOD Meeting minutes were approved by email on July 17.

V. Treasurer's Report- Anderson

- A. Anderson gave an overview of the July 2025 HOA financials
- B. Annual HOA membership assessments: financial limitations and available options. Anderson proposed that the board hold an election for a covenant change that only increases the maximum annual assessment from \$300 to \$450, with no other changes or wording.
- C. Anderson presented the proposed 2026 Budget. Details will be emailed to board members. A high-level overview of the proposal will be emailed to the community before the board holds a final vote.
- D. Monthly review and forecast of the reserve study were included in the above presentation
- E. The quarterly operating budget forecast was included in the above presentation

VI. Directors' Reports

A. Architectural Control Committee- Sauer

1. Since the last board meeting, two new home construction projects have been approved to begin. Approvals were also given for one fence application, a driveway repair, a front door replacement, and a pickleball court. Three deadline extensions were granted. The next scheduled ACC Zoom meeting is on August 28.
2. Tree planting around playsets, fences, and recreational equipment. Sauer noted that after the ACC approves many projects that include landscaping, the projects get completed, but the landscaping often does not follow through. He also stated that there is no enforcement in place to ensure that these properties receive the necessary landscaping treatments. He suggests making changes to the Design Standard and adding these items to the Fine Schedule. Sauer plans to go to the ACC to develop changes to the Design Standards and related additions to the fine schedule, then bring the ACC-approved proposal back to the board for review and a vote.

B. Common Areas- Pratt, Sauer, & Kettner

1. Archer's wall repairs – Sauer, Gray, and several community volunteers cleared the area in front of and behind the wall to prepare for the repair work. The contractor skim-coated the crumbled sections of the wall before patching and other repairs. The contractor then painted the entire wall. The paint crews also primed and repainted the deer on the east side of Archer's entrance, where the paint was badly peeling. The board thanks the volunteers who provided their time and equipment for this effort.
2. Sauer removed a total of 14 dead trees, mostly aspens, from the entrances and other common areas.
3. Highhouse contacted the contractor about mowing, weed control, and trail repairs. The playground and sports field were cleaned, trails treated with broadleaf weed killer, and another spray is planned. Mowing began but is limited due to equipment issues. Sauer and Highhouse are monitoring progress.
4. Kettner completed a project to trim and remove the overhanging branches from the trail along Archers, near the pond, and King's Deer Point near the school.
5. Sauer is developing a plan to inspect and repair the irrigation systems at all of the entrances. Pratt and Sauer should have more details on the plan to repair the irrigation by this Friday (8/22).

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6. Several trail signs have been damaged. Highhouse and Sauer will put up new signs.
 7. Pratt and Sauer are coordinating to get new holes drilled and bolts installed to fit the pattern of the taller light poles on Archers/Trumpeters and Archers/Lancers. The board acknowledged that this project has been delayed for too long. Sauer will look for another provider if the job is not completed soon.
 8. Sauer noted that while the above poles will be replaced, it is unlikely that the project to refinish the paint on the light poles will be accomplished this year. He'll pick this up again next spring.
- C. Manager's Report- Highhouse
1. Scheduled office closures – September 1 (Labor Day)
 2. Covenant Enforcement – It was a busy month with over 50 reminders and notices sent, mostly for mowing, dead trees, noxious weeds, and other infractions. IPS beetles were detected on a property on King's Deer Point. Highhouse notified neighboring properties and is following up with the owners on a remedy.
 3. The Call for Candidates letter was sent out on August 11, asking for nominees to fill three director positions. We have four responses so far: Alex Gray, Kevin Pratt, Ron Baumert, and Jurg Seyffer. We also have one potential agenda item for the annual meeting: Enforcement of exterior lighting in the HOA.
 4. The policy for electric motorized vehicles on trails and common areas was approved by the Board via email on 7/31/2025.
 5. After a discussion to revise the "Nuisance" line and the "Mowing" line, and the associated fine amounts on the Fine Schedule, the board unanimously approved the change to the "Nuisance" line that incorporates e-bikes and changes the fine amount to a range of \$50 to \$100. The "Mowing" line change is tabled until the next meeting.
 6. The email server and admin login temporarily went down on August 15. Our host provider, CyberBasement, returned it to operation within an hour after receiving the priority service request. The HOA will incur a \$15 monthly fee for the additional drive space for our online data and extra support for the legacy server.
 7. Highhouse confirmed the golf course clubhouse for the annual membership meeting on November 4. Once again, appetizers will be provided. Alcoholic drinks will be available to purchase from the bar.

Executive Session

Hearing Results – Due to the circumstances presented on a fireworks violation, the board voted 5 for, 1 abstained to reduce the fine to \$500.

Greenhouse – The board discussed the owners' request that the Design Standards be changed to allow for greenhouse structures that meet certain specifications on design, placement, and usage. No decision made.

Other board action – The board unanimously approved that a cedar panel fence is required to come down within 30 days. Also, a greenhouse needs to be removed by September 30. Both were installed without ACC approval.

Adjournment – The regular session was adjourned at 8:33 PM. The Directors entered into executive session to discuss the hearing. The executive session and meeting ended at 9:08 PM. The next board meeting is set for 6:00 PM on September 16 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132.

Board Handouts:

1. July 2025 Financials

2. Covenant Enforcement Report

3. Key Events leading to Annual Meeting

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4. Status & Recommendation for HOA S/W
5. Proposed Covenant change language for
assessment

Steve Shurgot, President of King's Deer HOA



Balance Sheet As of July31, 2025

ASSETS	<u>TOTAL</u>
Current Assets	
Bank Accounts	
Compliance Fee Account	25,100.00
Operating Cash & Equivalent	86,976.62
Reserve Cash	<u>518,648.37</u>
Total Bank Accounts	\$ 630,734.99
Accounts Receivable	2,804.66
Other Current Assets	
Allowance for Bad Debts	- 754.00
Prepaid Expenses	
Insurance	3,172.50
Water Co-Op	<u>1,506.46</u>
Total Prepaid Expenses	\$ 4,678.96
Undeposited Funds	<u>0.00</u>
Total Other Current Assets	<u>\$ 3,924.96</u>
Total Current Assets	\$ 637,464.61
Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u>\$ 637,464.61</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	3000.00
Other Current Liabilities	
Accrued Expenses	266.67
Compliance Fee Deposits	25,100.00
Unearned Insurance	4,013.44
Unearned Assessments	<u>66,375.00</u>
Total Other Current Liabilities	<u>\$ 95,755.11</u>
Total Current Liabilities	<u>\$ 98,755.11</u>
Total Liabilities	\$ 98,755.11
Equity	
Reserve Fund - POPA	4,052.75
Reserve Fund - Unallocated	343,796.97
C/Y Reserve Expenditures	-2,752.50
C/Y Reserve Fund Contributions	8,892.88
Transfer from Retained Earnings	<u>15,160.31</u>
Total Reserve Fund - Unallocated	\$ 343,796.97
Reserve Fund – Water Initiative	170,808.65
Retained Earnings	15,160.31
Transfer to Reserve Fund	-15,160.31
Net Income	<u>20,051.13</u>
Total Equity	<u>\$ 538,709.50</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 637,464.61</u>

Profit and Loss
January 1 – July 31, 2025

Income	TOTAL
Annual Insurance Fee	5,618.90
Annual Membership Assessments	92,925.00
Billable Expense Reimbursement	483.00
Enforcement Trust Fund Fees	1300.00
Interest Income	14,548.28
Late Fee Income	850.00
Mailbox Sales	575.00
Miscellaneous Income	0.00
ACC Submittal Fee Income	1,100.00
Advertising Income	60.00
Ownership Transfer Fee	5,500.00
Status Letter Fee	2,000.00
Violations and fines	<u>2,000.00</u>
Total Miscellaneous Income	<u>\$ 10,660.00</u>
Total Income	\$ 126,960.18
Expenses	
Administrative	84,706.42
Advertising/Promotional	113.49
Bad Debts (- Recovery of Bad Debt)	0.80
Federal Income Tax	2,003.67
Insurance	4,308.52
Mailbox Expense	515.15
Maintenance	
Common Area Maintenance Contract	6,000.00
Entrances	0.00
Miscellaneous Maintenance	655.95
Playground / Sports field	286.77
Pond Maintenance	1,395.00
Trails	<u>0.00</u>
Total Maintenance	<u>\$ 8,337.72</u>
Professional Fees	
Accountant/Audit	3,150.00
Legal Counsel	3,349.00
Other Professional Fees	<u>39.00</u>
Total Professional Fees	<u>\$ 6,538.00</u>
Utilities – Electric for Subdivision	5,538.00
Water Co-Op	<u>2,109.03</u>
Total Expenses	<u>\$ 94,170.80</u>
Net Operating Income	\$ 32,789.38
Other Expenses	
Reserve Allocations	
Reserves - POPA	0.00
Reserves - Unallocated	8,892.88
Reserves – Water Initiative	3,845.37
Total Reserve Allocations	<u>\$ 12,738.25</u>
Total Other Expenses	<u>\$ 12,738.25</u>
Net Other Income	<u>\$ – 12,738.25</u>
Net Income	<u>\$ 20,051.13</u>