

From: [Kings Deer HOA](#)
To: [Kings Deer HOA](#)
Bcc: _____
Subject: King's Deer HOA News & Announcements - October 27, 2025
Date: Monday, October 27, 2025 3:08:36 PM
Attachments: [2025_October.pdf](#)
[Greenhouse Design Policy FINAL v. 2025.10.27.pdf](#)

Monthly Board Meeting Minutes – October 21, 2025

The complete October 21, 2025 HOA Meeting Minutes can be found at www.Kingsdeer.org > owner log in > library, and is attached to this email.

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

- Board Election Results – quorum achieved, election certified!
 - Review of Draft Policy for Greenhouses (including resident input from survey)
 - Updated Reserve Study allocation from \$45k to \$57k/year to reflect actual costs
 - Approval of 2026 Budget
 - Discussion of 2026 Assessment Increase and ballot logistics
 - Trail repairs and monument irrigation options
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Water Meter Reading – New process – Due by Friday, October 31

The annual water meter reading notices were mailed via USPS on September 25. This will be the first year that a photo of your meter is required to accompany your meter filing. Complete details were contained in the notice. If you did not receive your notice, please contact John Highhouse.

Annual Meeting Reminder – Tuesday, November 4

The HOA's 2025 Annual Meeting will be held at 7:00 pm on November 4th at Troon Tavern, King's Deer Golf Club, 19255 Royal Troon Drive. "Save the Date: cards were sent via USPS mail in early October. Your attendance is encouraged as another way to make your voice heard and to meet the KD community. **The Tavern will be open 30 minutes before the meeting for drinks and socializing. The HOA will provide complimentary appetizers. This year's meeting will also offer Door Prizes for several lucky attendees!** Further details will be provided in a separate email later this week.

New Greenhouse Policy

Thank you to all 207 respondents who returned our advisory survey on allowing greenhouses in King's Deer. Over 80% of respondents expressed favor for some form of greenhouse as long as certain conditions are enforced. The Board has taken your comments into consideration and approved a new policy to allow greenhouses, provided the structures comply with the provisions of the policy. **Please see the attached document.** The policy is also posted on www.kingsdeer.org . > Library > Governance Documents.

In Case You Missed It (ICYMI)

- The HOA Office will be closed on November 11th in honor of Veterans' Day.
 - Daylight Saving Time ends at 2:00 am on Sunday, November 2. Be sure to turn your clocks BACK.
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This email is sent from an unattended email address. 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>



Board of Directors Minutes
October 21, 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: none

Others Present: John Highhouse (Executive Director), Carol Goode (Communications), Jack Batson

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 and Highhouse met with Jeff Walker of CyberBasement to discuss a high-level overview of what the HOA is seeking for a public-facing website, an owner-access section of the website, and an admin database tied to the website. The database would include owner data, ACC project data, and water usage data. Our current website contains significant code that is no longer valid and must be run on an obsolete server. Walker is searching for a designer to meet our needs. The developer is needed to build a framework and tie the various databases into the website. If a designer is not found promptly, then Goode will continue searching for an alternative designer. Anderson offered a possible contact. Highhouse informed the board that the cost of the new website could be closer to \$10k, but that we hope it will be much lower by doing most of the website content ourselves. After a discussion about the time frame and urgency of getting this done, the board agreed to move forward.
- B. Review Annual Meeting plans - Presenters who have not already done so should immediately send their slides to Carol for the Annual Meeting presentation. Highhouse, Goode, Anderson, Sauer, and Gray will meet to dry-run the presentation on Oct 28. Goode suggested offering door prizes to encourage attendance, including a golf course gift certificate that Kings Deer Golf Course already donated. After discussing some options, the board agreed to three \$100 Amazon gift cards as additional prizes.
- C. Goode presented, and the board discussed, the results of the greenhouse survey.

II. President’s Report- Shurgot

- A. The board reviewed the changes to the proposal greenhouse policy, and Goode offered community feedback from the survey. The board agreed to a couple of additional changes. Highhouse will provide a draft policy consolidating the changes for the board’s review.

III. Vice President’s Report- Pratt

- A. Pratt requested that Highhouse follow up on the attorney’s review of a new, shorter HOA Contractor Agreement template to be used for minor contracts.

IV. Secretary’s Report- Sauer

- A. The September 16 BOD Meeting minutes were approved by email on 9/26/2025.

V. Treasurer’s Report- Anderson

- A. Anderson presented an overview of the September 2025 HOA financials.
- B. Monthly review and forecast of the reserve study. Anderson updated the monument entrances, stucco wall, and added the website to make these reserve assets much closer to actual repair/replacement costs. After recalculating the assets and retaining their estimated replacement cycles, the funding requirement

BOD meeting minutes 10/21/2025

for the reserves increases from \$45k to \$57k per year. The board agreed with the changes to better align with the costs recently experienced on these assets.

- C. The board unanimously approved the 2026 Budget, including changes made to the annual reserve requirements.
- D. The board discussed how best to reach out to community members to get the support needed to pass the ballot issue on the covenant change for assessments. Final details on the ballot wording were also discussed.

VI. Directors' Reports

A. Architectural Control Committee- Sauer

- 1. Many projects were submitted and approved in the past month. The following projects were approved: one deck replacement, one hot tub installation, one project to replace and extend the existing driveway, one construction change order, one deadline extension, one to replace windows, three for roof shingle replacement, and 8 projects for exterior house painting and repairs. In addition to these ACC submittals, the Committee conducted final inspections on five properties. Two were closed out, and their compliance deposit balances were refunded. The other three required additional work or landscaping before the projects could be closed. The next scheduled ACC Zoom meeting is on October 23.
- 2. Galvanized metal, deer netting, or other non-reflective, low-visibility fence material to protect new trees and shrubs. Highhouse and Sauer presented a framework for changing the Design Standards or for adopting a policy that allows and provides specifications. The board members will review and discuss at their next meeting.

B. Common Areas- Pratt, Sauer, & Kettner

- 1. Sauer and Highhouse met with another contractor on September 24 to survey the irrigation system at the entrances. Sauer has compared the irrigation companies and provided an analysis and quote to replace the irrigation systems (sprinklers and drips) at all entrances. The board selected a contractor and discussed the timeframe for completing this. Given that the irrigation lines will soon be winterized, the board asked Sauer to see if the quote would still be valid in the spring.
- 2. Sauer purchased two solar lights as a test at the Roller Coaster/County Line Rd entrance, where the monument lights no longer work. The test worked well. Sauer recommended purchasing additional lights for this entrance and along Archers wall. The board unanimously agreed.
- 3. Trails - plans to repair runoff damage and drainage. There is severe trail damage in several areas that are prone to washout. Kettner and Highhouse met with a contractor on September 29, 2025, to survey the most damaged areas and discuss the repairs and a solution to mitigate future damage from heavy rains. Board members disapproved (2 for and 4 against) spending \$27,600 at this time for trail repairs. The board members asked whether urgent repairs to the trails could be done now and whether trail rehabilitation for drainage issues could be revisited in the spring. The board requested that Kettner check with the contractor who provided the quote. The board would also like additional quotes for the trail repairs. Sauer stated that he would check with one of the contractors that he has been working with to see if they could provide an additional quote.

C. Fire Safety – Gray

Fire mitigation strategies and Community Wildfire Protection Plans (CWPPs). There were no volunteers to help with this effort. Gray described some resources available that could be posted on the website and disseminated to the community. An open forum sometime in the coming months with a wildfire representative speaking was suggested.

BOD meeting minutes 10/21/2025

D. Manager's Report- Highhouse

1. Scheduled office closures – November 11
2. Due to the owner being unavailable and out of the state, a hearing request for an unapproved fence on Kershaw is scheduled for the December 16 board meeting.
3. Covenant Enforcement – a few initial courtesy emails and notices were sent regarding noxious weeds and the parking of RVs, boats, and trailers outside.
4. Voting for the Board of Directors' election began on September 15 and ends on Friday, October 24. We have already received enough responses for a quorum. After the vote ends, the Tally Committee will review the results.
5. Water meter reading notices were mailed out at the end of September. The board previously directed that photos must be submitted for the reading this year. Owners without the ability to submit a photo can contact the HOA office to schedule a reading. So far, 275 owners have reported out of the 505 properties with wells. The reporting deadline is October 31.
6. Annual Membership Meeting notices were mailed out to all owners on October 7.
7. The vote for Covenant Change regarding the annual HOA membership assessments will take place from November 7 to 21. This vote will be conducted both electronically and by USPS mail.

This was the last board meeting under Steve Shurgot's presidency. The board showed appreciation to Shurgot for his nine years of service on the Board of Directors. Shurgot's term ends after the annual meeting next month.

Adjournment - The meeting was adjourned at 8:52 PM. The next board meeting is set for 6:00 PM on November 12 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132

Board Handouts:

1. September 2025 Financials
2. Covenant Enforcement Report
3. Framework for new standards on protective cages for vegetation

Steve Shurgot, President of King's Deer HOA



Greenhouse Design Policy

Effective Date: October 27, 2025

1. Purpose

The purpose of this policy is to establish uniform design standards for residential greenhouse structures within King's Deer HOA. The intent is to preserve the architectural integrity, aesthetic harmony, and property values of the community, while allowing homeowners to enjoy the benefits of personal gardening during our short growing season.

2. Scope

This policy applies to all greenhouse structures constructed on private lots within Kings Deer HOA. Briefly, it requires

- Prior approval from the ACC is required before starting construction.
- Only one greenhouse is allowed per property.
- A maximum footprint of **200 square feet**.
- They are intended for personal, non-commercial use.
- They shall follow El Paso County rules: <https://epc-assets.elpasoco.com/wp-content/uploads/sites/12/Forms/Quick-Tips-Greenhouses-ADA.pdf>

Any greenhouse exceeding these limitations shall be subject to separate review and approval by the Architectural Control Committee (ACC).

Note: Any greenhouse existing before the adoption of this policy is required to meet these standards. Owners should follow the approval process outlined in Section 5 below by submitting the requested application. Modifications necessary to meet these standards, or the removal of an unapproved structure, shall be at the owner's expense.

3. Definitions

- **Greenhouse:** A building whose roof and sides are made largely of glass or other transparent or translucent materials and in which the temperature and humidity can be regulated for the propagation, cultivation, or growing of such things as flowers, bulbs, plants, trees, shrubs or vines.
- **ACC:** The Architectural Control Committee, responsible for reviewing and approving proposed improvements within the HOA.

4. Design Standards

4.1 Location & Placement

- Greenhouses must be located in the **rear or side yard, as defined by the ACC**, and shall not be placed in the front yard or highly visible areas.
- Where possible, greenhouses should be placed close to the house, not located at the far reaches of the property. Placement shall not block or interfere with neighboring peak views or common areas.
- Greenhouses shall not be placed in any setback as defined by the covenants.
- The structure should not detract from the overall appearance of the property or neighborhood.

King's Deer HOA Greenhouse Design Policy

4.2 Size & Height

- Maximum footprint: **200 square feet**.
- Maximum height: **9 feet** at the peak of the roofline.

4.3 Materials

- **Frame:** Powder-coated aluminum, steel, or stained/painted wood compatible with the home's exterior design.
- **Glazing:** Tempered glass, polycarbonate, or acrylic panels in clear or lightly frosted finishes.
- **Roofing:** Must match glazing system; temporary or corrugated coverings are prohibited.
- **Kneewall:** If a kneewall is installed around the base, it must be made from the same materials and match the masonry on the house.

4.4 Colors & Finishes

- Colors must be neutral and consistent with HOA-approved palettes (e.g., black, bronze, dark green, or earth tones). Colors must match the body or trim of the house.
- Reflective or non-conforming finishes are prohibited.

4.5 Foundation & Base

- Structures must be built on a **permanent base**, such as concrete, pavers, or treated wood, and must be permanently anchored to the ground.
- Exposed dirt floors visible from the exterior are not permitted.

4.6 Landscaping & Screening

- Greenhouses visible to neighboring properties must be **screened with landscaping** (trees or shrubs).
- Homeowners are responsible for maintaining screening in good condition year-round.

4.7 Maintenance

- Greenhouses shall be maintained in good structural condition. The owner is responsible for repairing or removing any greenhouse that is inadequately maintained, in disrepair, obsolete, neglected, abandoned, or otherwise in violation of applicable regulations.
- Utilities such as water, irrigation, or electrical must be installed in accordance with local code and concealed from external view.

4.8 Lighting

- Exterior lighting must comply with HOA lighting standards (low-glare, downcast).
- Interior lighting shall not excessively spill onto neighboring properties.

4.9 Use Restrictions

- Greenhouses are for **personal residential gardening only**.
- Commercial activity, resale operations, or unrelated storage (e.g., fuel, mowers, vehicles, personal storage, etc.) is prohibited.
- Greenhouses may not be used to house animals of any type.

King's Deer HOA Greenhouse Design Policy

- For reference, The El Paso County Building Code prohibits the following uses in an agricultural structure that is exempt from the building code:
 - Commercial and/or non-commercially related uses allowing public access,
 - Marijuana related uses,
 - Non-agricultural related uses
- The HOA may prohibit any other structures, materials, and uses if it is determined that it does not meet the intent of this Section.

5. Approval Process

- Homeowners must submit an application to the ACC prior to installation, including:
 - Drawings or plans detailing the greenhouse's dimensions, materials, and appearance.
 - A site plan showing the proposed location, distances to property lines, proposed landscaping, and setbacks.
 - Elevation drawings with dimensions (WxDxH)
 - Samples or description of proposed materials and finishes
- Construction may not commence until written ACC approval is received.

6. Enforcement

Failure to comply with this policy will result in enforcement action in accordance with the HOA's governing documents. The Board reserves the right to require modification or removal of any non-compliant greenhouse at the homeowner's expense.

In the event of ambiguity of any standards, the ACC will render an interpretation of the standards and record that interpretation in the meeting minutes.

7. Amendment

This policy may be amended by majority vote of the Board of Directors, following appropriate notice to the membership.