



Board of Directors Minutes
September 16, 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), and Alex Gray (Director at Large)

Members Absent: Nathan Kettner (Trails)

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

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

Guest Presentation – Sam Hastings (TLUMC) gave the board an update on the church signage

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

I. Communications- Goode and Highhouse

- A. Goode presented a proposal for board discussion to update the *Code of Conduct Policy & Board of Directors Conflict of Interest Statement*. The board agreed to limit changes for the *Code of Conduct Policy* to include a reference to the *Conflict of Interest Statement*. Board members would be required to sign both documents annually. The board also agreed to create a separate document covering these topics that will apply to direct employees of the HOA.
- B. The board unanimously agreed to provide Goode with access to the admin section of the HOA website and database. This is needed to allow Goode to continue developing a new website for the HOA.

II. President’s Report- Shurgot

- A. Shurgot proposed a new policy and a change to the Design Standards to allow greenhouses. Shurgot and Highhouse had created a draft policy with specifications and requirements. The board discussed this draft policy, addressed some additional concerns, and reviewed the requirements of El Paso County. The board agreed to include a requirement that the greenhouse must be compliant with the Regional Building Code and El Paso County Land Development. After discussion, the board assigned Shurgot and Sauer to work on specific details to include in the policy. Anderson and Goode will collaborate on a community survey for this topic.
- B. The board appointed Anderson and Batson as members of the Tally Committee.
- C. Ken Harris resigned from the Board, effective September 16, 2025. The board will look at filling the position for the remainder of the term. We thank Harris for his years of service to the community.

III. Vice President’s Report- Pratt

IV. Secretary’s Report- Sauer

- A. The August 19 BOD Meeting minutes were approved by email on 8/22/2025.
- B. Directors will forward their content to Goode by the next board meeting for inclusion in the slides for the Annual Meeting presentation.
- C. Short-term rentals. El Paso County does not have any codes or regulations governing short-term rentals. Sauer recommended developing guidelines, but this requires a change to the covenants. The Board decided that the workload for the rest of the year is already extensive. For now, the board will follow El

BOD meeting minutes 9/16/2025

Paso County's lead and refer owners to the "Good Neighbor Guidelines" developed by the county for short-term rentals.

V. Treasurer's Report- Anderson

- A. Anderson reported that the August 2025 HOA financials are tracking close to the forecast from the last couple of meetings.
- B. The board unanimously approved a vote for Covenant Change regarding the annual HOA assessments. The ballot issue will run from November 7, 2025, through November 21, 2025. Anderson will provide the ballot language to change the assessment cap in both covenants from \$300 to \$450 with no other changes. This election will be conducted both electronically and by mail.
- C. Anderson asked the board if there were any questions and requested a final review to prepare for approval of the 2026 Budget at the October Board meeting.
- D. Sauer requested that the member balance report be summarized at the next board meeting.

VI. Directors' Reports

A. Architectural Control Committee- Sauer

1. As the season comes to a close, a variety of projects were submitted and approved over the past month. The following projects were approved: one fence application, a trampoline, three deck replacements, one project to replace the existing driveway, a landscape application, one roof shingle replacement, and one project for exterior house repairs. The next scheduled ACC Zoom meeting is on September 25.
2. Tree planting around playsets, fences, and recreational equipment. Not wanting to limit the enforcement to a few singular items, Sauer proposed changes to the ACC Fee Schedule, the Design Standard, and adding an item for improper or incomplete ACC projects to the Fine Schedule. Sauer sent a proposal by email to the ACC members ahead of the meeting. The 9/11/2025 ACC meeting was canceled due to a lack of a quorum; however, some members responded via email with their thoughts for consideration. After discussion, Sauer proposed, and the board unanimously approved adding a non-compliance fine of \$100, with ongoing penalties of \$50 per week for improper or incomplete ACC projects. Additionally approved were additions to the fine schedule and changes to the verbiage in the various project applications.

B. Common Areas- Pratt, Sauer, & Kettner

1. Highhouse contacted the maintenance contractor regarding mowing of the common areas, weed control on the trails and playground area, and repair of trail damage caused by washouts. The trails and playground were sprayed. The HOA maintenance contractor has had their main tractor in the shop since the beginning of the season. Due to the continued delay in mowing the common areas, Sauer arranged for a different contractor to mow the common areas.
2. Sauer, Pratt, and Highhouse met with the primary contractor concerning the irrigation system at the entrances. The HOA is unable to plant new vegetation or even maintain the existing shrubs until the entire irrigation system is reworked. Sauer has contacted several irrigation companies to provide an analysis and quote for repairing or replacing the irrigation systems (sprinklers and drips) at all entrances. Bids received so far were \$25,423 and \$28,041. Anderson will provide an additional contractor contact to Sauer.
3. Sauer contacted a well company to evaluate an old abandoned well located on the HOA common area north of Trumpeters Court. They found the well to be only surface water, and not an aquifer well. Since the well is covered, there are no immediate safety concerns. The well company has contacted the Division of Water Resources to find out the steps required for mitigation.

BOD meeting minutes 9/16/2025

4. Pratt and Sauer arranged to have new holes drilled, bolts installed, and the streetlight reinstalled at Archers and Trumpeters. Highhouse and Goode separately contacted MVEA to inspect the electrical system and turn on the power.
5. The monument lights at the Roller Coaster/County Line Rd entrance no longer work. The circuit breaker trips and will not reset. Sauer recommended replacing them with solar lights. After discussion, the board agreed for Sauer to get two solar lights to test and see how they work. This may be an alternative to a potentially expensive repair of the electrical system at this entrance.
6. Trails - plans to repair runoff damage and drainage. There is severe trail damage at the following areas: Archers Dr. between the pedestrian bridge and the school, King's Deer Point from the pedestrian bridge to Kershaw Ct., Kershaw Ct. along Roller Coaster Rd., and lesser washout damage at several other areas of the trails. The trail will be temporarily closed at Royal Troon near County Line Rd due to utility access for new home construction. Report tabled until next meeting.

C. Fire Safety – Gray

Gray discussed fire mitigation strategies, Community Wildfire Protection Plans (CWPPs), and how they would benefit the community. Gray suggested that the board ask community members who are interested or have expertise to help develop a CWPP. The board will broadcast this call for volunteers in the upcoming News and Announcements and at the Annual Membership Meeting.

D. Manager's Report- Highhouse

1. Scheduled office closures – 9/19
2. Covenant Enforcement – a few initial courtesy emails and notices were sent for noxious weeds and outside parking of RVs, boats, and trailers. One property was fined for failing to complete the annual mowing despite repeated notifications. This property is now mowed.
3. Voting for the Board of Directors' election began on September 15. Email notifications were sent to most owners, and USPS mail ballots were sent to those who do not have an email address.
4. Water meter reading notices are scheduled to be mailed out on September 25.
5. Annual Membership Meeting postcard notices will be mailed out on October 7.
6. To reduce ambiguity, the board unanimously approved to revise the "Mowing" line and the associated fine amount on the Fine Schedule.

Adjournment – The meeting was adjourned at 8:52 PM. The next board meeting is set for 6:00 PM on October 21 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132

Board Handouts:

1. August 2025 Financials
2. Covenant Enforcement Report
3. Proposed changes to the ACC Fees Policy
4. Proposed Fine Schedule changes regarding mowing