



Board of Directors Minutes
July 15, 2025 – Tri-Lakes United Methodist Church @ 6:00 PM

Members Present: Steven Shurgot (President), Mike Sauer (Secretary/ACC), Nathan Kettner (Trails), Kevin Pratt (VP/Common Areas), Ken Harris (Director at Large)

Members Absent: Tom Anderson (Treasurer)

Others Present: John Highhouse (Executive Director), Barb & Judd Norton, Dale & Michele Weiss, 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.

Guest Presentations – Dale & Michele Weiss

I. Communications- Goode and Highhouse

EasyHOA update. Progress is being made, but it is progressing more slowly than expected. Highhouse is currently working on transitioning the database, and Goode is working on the new website. Estimated to be ready for testing around the middle to late August.

II. President’s Report- Shurgot

III. Vice President- Pratt

Trash collection service update. The Republic Service quote did not offer a significant benefit to the community. Pratt or Goode will return to Infinite Disposal to gather more details on the collection service using one HOA account. The HOA would be responsible for collecting the fees and paying the disposal company. Highhouse stated this would only be feasible if all customer service matters were handled directly between the individual owners and Infinite Disposal

IV. Secretary’s Report- Sauer

A. The June 17 BOD Meeting minutes were approved by email on June 24.

B. The HOA received numerous complaints about an unsanctioned fireworks display in Kings Deer. Sauer pointed out that there are at least two governance documents that prohibit fireworks in Kings Deer HOA: Resolution 01-2013, Revision 1, King’s Deer Fire Mitigation, and Resolution 03-2010, King’s Deer Fireworks/ Pyrotechnic Displays / Pyrotechnic Ordinance Prohibition. The board discussed the recent confirmed violation of these policies. Anything exploding or leaving the ground is illegal in Colorado. Due to the nature and severity of the violation, the board unanimously approved a fine of \$1000 to be imposed immediately, the maximum under the covenant enforcement fine schedule.

C. The board reviewed the current policies and fine schedule regarding fireworks. Some board members noted that Woodmoor has a \$5000 fine for fireworks. The board made no changes to the fireworks policy, but voted (4 for and 1 abstained) to add fireworks as an itemized violation to the fine schedule found in Exhibit A of the King’s Deer Homeowners Association, Inc., Amended Covenant and Rule Enforcement Policy and Procedure. The board approved a \$5000 fine for the initial violation, with an additional 10% monthly penalty imposed until paid.

D. Electric motorized vehicles on trails and common areas. Sauer gave an overview of the differences between class 1, class 2, and class 3 e-bikes. Colorado Springs Parks and Recreation allows classes 1, but not classes 2 and 3, on the trails in Colorado Springs. The board approved (4 for and 1 against) to allow only class 1 e-bikes on the trails in King’s Deer HOA, with class 2 and class 3 e-bikes prohibited on the trails.

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V. Treasurer's Report- Anderson

- A. Highhouse gave a brief overview of the June 2025 HOA financials
- B. Assessments increase discussion – The board tabled the discussion until the next board meeting.

VI. Directors' Reports

A. Architectural Control Committee- Sauer

During the June 26 ACC meeting, one new construction and one fence project had no issues, and the ACC scheduled a site visit for both before approving. Two construction change orders and an exterior house project were approved. The ACC also conducted a cursory review of another proposed new construction. A site visit on June 28 revealed a discrepancy between the plans and the staked area for the new construction. The fence site visit went without incident and was approved on-site. The next scheduled ACC Zoom meeting is on July 17.

B. Common Areas- Pratt, Sauer, & Kettner

1. Archer's wall repairs – Sauer and Highhouse had discussions with the owners who border on the wall. Sauer went back to the contractor to get an additional quote on the wall refurbishment. In the June 17, 2025 board meeting, the board voted to spend \$24,800 + 10% to remove part of the wall and repair and paint the rest. Then, on July 7, 2025, a new proposal to repair/paint the entire wall along Hwy 105 for \$20,170 using reserve funds was considered via email and approved by the board. Highhouse notified the owners along the wall of the new board action. During this meeting, the board unanimously approved to rescind the original motion for \$24,800 plus 10%.
2. Sauer got the holes filled on one light pole and took it to be sandblasted, primed, and powder-coated as an example of the quality of work. Future poles will be at a \$150 per pole for welding, and \$85 per pole for the sandblasting, priming, and powder-coating. The board approved moving forward with this project using the reserve funds.
3. Kettner gave an update on the quotes for drainage improvement along the trail system. After the initial contact, the contractors are now busy and not responding. Kettner will keep trying to contact these or other contractors, but the season may end before anything is done this year.
4. Kettner also reported on urgent repairs that were made on a couple of trail washouts using the material that we have on hand. He noted these are temporary fixes until more material can be moved and compacted.
5. Sauer will check with the golf course management on contract maintenance activities. He reported that the tractor is broken again this year, and several maintenance items are falling behind.
6. Sauer is in the process of cutting down several dead trees from the entrances. The wood and slash are temporarily being stacked near the entrances and will be removed after all entrances are complete.

C. Manager's Report- Highhouse

1. Scheduled office closures – none
2. Covenant Enforcement – Highhouse had several conversations with an owner about equipment and debris in the side and back yard of properties. Some board members noted that a greenhouse structure is also located in the backyard. The board also noted that several properties have not yet been mowed, and many have noxious weeds that require notification for owners to remove.
3. Highhouse reported that liens were filed on the three properties that the board directed to impose a lien. The cost for the statement of lien and the release of lien increased from \$13 to \$43 each. The HOA fee was adjusted accordingly.

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VII. Other

After the executive session, the board approved and appointed Alex Gray as director, fulfilling the remaining term left open by a board member's resignation in May of this year. Gray will be a Director at Large.

Adjournment – The regular session was adjourned at 7:33 PM. The Directors went into executive session to discuss employee matters. Executive session ended at 7:41 PM. The meeting was adjourned at 7:45. The next board meeting is set for 6:00 PM on August 19 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Rm 101, Monument, CO 80132.

Board Handouts:

1. June 2025 Financials
2. Covenant Enforcement Report

Steve Shurgot, President of King's Deer HOA