



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

1. Scheduled office closures – June 30 - July 14

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2. 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.
3. 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