



King's Deer Annual Meeting Minutes
November 4, 2025
(7:00 PM King's Deer Golf Clubhouse)

The meeting was brought to order at 7:00 PM

Agenda: Introductions, Election Results, Director and Committee Reports, Board Proposal – Assessment Request, Open Discussion, and Adjournment

A. Introductions: The HOA Board members were introduced by Board Director Alex Gray. They are as follows: Steve Shurgot (President), Kevin Pratt (Vice-President/Common Area Maintenance), Mike Sauer (Secretary/ACC), Tom Anderson (Treasurer), Nathan Kettner (Trails), Alex Gray (Director at Large), and one currently vacant position. Gray also introduced Lorrie Kresge (Deputy for Water), Carol Goode (Communications Volunteer), Accountant Charlotte Christensen (CPA), HOA Attorney Aaron Goodlock, and John Highhouse (Executive Director).

B. Election Results: The Board of Directors election results were presented by Alex Gray. There were 244 ballots received from King's Deer property owners. Only 160 were required for a quorum, which was achieved. Next, the newly elected Board members for the 2025/26 Board were recognized. They are Kevin Pratt, Alex Gray, and Ron Baumert. The three returning Directors for the 2025/26 Board are Tom Anderson, Mike Sauer, and Nathan Kettner (plus one vacancy). Gray thanked Steve Shurgot for his nine years of service to the board and community.

C. Director and Committee Reports:

1. Common Area Maintenance was presented by Mike Sauer, who discussed the many projects completed this year, including the gazebo removal, equipment repairs at the pond, the wall restoration at the Archers entrance, major cleanup at all of the entrances, improved mowing of the 50+ acres of common areas, and weed spraying and tree trimming along the trail network. Sauer went on to detail upcoming work and work in progress, which includes repairing trail washouts, updating the irrigation systems at the entrances, refurbishing the 60+ light poles the community owns, and closing an abandoned well in our open space.
2. Mike Sauer next presented the Architectural Control Committee (ACC) report. He introduced the current Committee members, Allen Alchian, Dan Snelling, Rob Schule, Mike Sauer, and Joel Dixon. Sauer gave an overview of the ACC approval process. There were 86 projects requiring ACC activity and/or approval this past year. Most of the projects were home construction and exterior home maintenance. There were 15 landscape projects and four permanent outdoor recreational features approved during the year. The ACC is seeking volunteers from the community to join their team. No experience is necessary. However, regular participation is required.
3. John Highhouse, our community manager, presented the Covenant Enforcement report. He provided an overview of the new updates and policies that the board approved this year, including an e-bike policy, greenhouse policy, and an updated fine schedule. Highhouse briefly described that covenant enforcement was just one part of the community manager's role and that the board tries to balance the enforcement actions to effectively uphold the neighborhood standards, while not being too onerous on the community and staff. A summary showed that

168 notifications were sent for violations. Most of these were reminders about mowing, noxious weeds, dead trees, and RV and trailer parking outside.

4. Lorrie Kresge presented the 2025 water report. Kresge began by discussing water rights and the HOA's augmentation requirements. The HOA has a regulatory requirement to collect and accurately report the water usage for the entire community, including the golf course (which is not part of the HOA). This is how the developers set up the water augmentation plans that the water court approved. Kresge then moved on to the water reading summary. Because the meter reading deadline just passed, we still don't have full accounting with 64 homes unreported. So far, approximately 10% of wells within King's Deer exceeded their water allocation. This was an improvement over the previous year and is mainly attributable to abundant precipitation during the spring and summer. Kresge offered several ways residents can reduce their water usage.
5. Carol Goode, Communications Volunteer, gave a presentation on the communications platforms and improvements made this year and ongoing. The board is now using multiple platforms to reach and engage community members. These include social media, direct emails, community outreach, and updating our HOA website. We have received a lot of positive feedback from the community on the improved communication.
6. Tom Anderson presented a Financial Update and reported on the Assessment Vote. Anderson gave a brief overview of the balance sheet, highlighting the reserve funds. He explained that while we are in a sound financial position, the budget shortfalls this year and in the future will deteriorate our reserve position. Anderson updated the Association Reserves model with current costs for the monuments and the Archers stucco wall. He also added the website updates, which were not previously included in the reserve. The 2026 budget, as approved by the Board, will be \$200,571. There is a projected shortfall of \$53k+ for funding the reserves. Lower interest earned on CDs and increased maintenance costs are major drivers of this shortfall. The board has, for years, held the line on ongoing expenses, but inflationary pressures have strained the annual operating budget. Anderson discussed how sound financial management and cost controls by the board have delayed the need to increase assessments. Additional funding will address community needs, including trail improvements, monument upgrades, website redesign, streetlight refurbishment, and other projects. Anderson then presented a graphic showing different scenarios for how long an assessment increase to \$450 would last. Answers to a few commonly asked questions (FAQs) were given.

D. Discussion: Drawings for door prizes took place, with four lucky winners. The King's Deer Golf Course donated a round of golf for four people, including greens fees and carts. Amazon gift cards were awarded to the other winners. The remaining time was opened to questions and discussion. Many questions were raised and answered during the presentation. Most of the questions focused on the financials and the proposed covenant change. Other questions and comments concerned the trail maintenance and other maintenance areas.

E. Adjournment: 9:00 PM