KING'S DEER
719-488-2840 PO Box 3143, Monument, CO 80132 admin@kingsdeer.org

Board of Directors Minutes
December 17, 2024 – Tri-Lakes United Methodist Church @ 6:00 PM

Members Present: Steven Shurgot (President), Kevin Pratt (VP), Tom Anderson (Treasurer), Mike Sauer (Secretary/ACC), Josh Klenda (NEPCO), Nathan Kettner (Trails), Ken Harris

Members Absent: none

Others Present: John Highhouse (Executive Director), Carol Goode, John Goode, Holly Young, Paul Young, Corrine Solano, Trey Mays, & Erin Mays

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

Carol Goode gave a presentation on the topic of Board Communications.

The owner of 2259 White Cliff Way requested a full waiver of the ACC submittal fee and a 50% reduction in the compliance deposit to complete the partially constructed house.

I. President's Report- Shurgot
   A. The ballot issue on the covenant change for assessments failed to get enough approval votes required in the Classic subdivision (two-thirds) to pass. Highlands subdivision, needing only a majority, had enough approval votes to pass.
   B. On 11/27/2024, the board approved by email setting the 2025 assessment at $300 per property, and together with the previously approved HOA insurance of $18.14, will be due 1/1/2025.

II. Vice President- Pratt
   A. Pratt spoke briefly about the merger document, questioned whether the subdivisions could separate, and what actions the board needs to take moving forward.

III. Secretary's Report- Sauer
   A. The November 19 BOD Meeting minutes were approved by email on 12/5/2024.
   B. The 2024 Annual Membership Meeting minutes were approved by email on 12/3/2024.
   C. Sauer gave an overview of the roles and responsibilities of the Board and his role as Secretary.
   D. How do we move forward on the assessment issue? Sauer reviewed the election results, which were previously distributed to the community by email. Improving board communication is a focal point of this board, prioritizing replacing the website with an updated and more interactive platform. The use of surveys was discussed. Making the board members more accessible through additional community events and gatherings is also being considered.
   E. Sauer presented the board with information to establish a vision, mission, and value statements. The board reviewed several proposals and approved one statement for each area.
   F. Sauer asked the board to set goals in each of these three areas: Communication, Community Engagement, and Financial. Each board member is asked to develop one goal in each of these areas and return it to Sauer by Jan 7.
   G. Open discussion ensued regarding board communication and community engagement
   H. Discussion and debate on King's Deer merger resulted in the consensus that any attempt to separate the subdivisions would likely be arduous and costly. Therefore, the board will move forward by attempting to get enough support to pass the covenant change to increase the cap on assessments.

IV. Treasurer's Report- Anderson
   A. Anderson presented an overview on the November 2024 HOA financials.
   B. Funds from matured CDs in the reserve fund were reinvested into laddered CDs.

V. Directors' Reports

   A. Architectural Control Committee- Sauer
      1. The following projects were approved by the Committee during the past month: a hot tub installation, window replacements, a fence application, and a new construction application. The Committee also conducted two final site visits.
      2. Request for waiver of ACC submittal fee and partial waiver of the compliance fund deposit. The board approved waiving the ACC submittal fee and denied the waiver for reducing the compliance deposit. The full compliance deposit must be submitted for this project.

   B. Common Areas-
      1. Archer's wall repairs – Pratt presented a quote for the repair of the wall extending from the Archers entrance monuments. Pratt will explore other options, including removing the wall and obtaining additional quotes. Pratt will also check with the county/state planning departments on any plans for Hwy 105 expansion.
      2. Streetlight pole repairs – Archers and Trumpeters, Archers and Lancers. The repaired light pole at Archers/Trumpeters was installed. However, we are missing the tops (which house the electrical components) of the classic-style poles. These poles and their parts are no longer in production. Klenda volunteered to redrill this location so one of the taller poles, which we have in stock, could be used.
      3. Light Poles - Klenda will explore removing the signs from the poles and reverting the installation and maintenance of the stop and street signs to the county.
      4. Pratt will open the HOA maintenance contract to competitive bids within the next few months.

   C. NEPCO- Klenda reported that the December 14 NEPCO meeting was held at the Woodmoor Barn with County Commissioner Holly Williams as the guest speaker. There was a recap of last year's meetings. The talk included fire protection and the road budget presented for our area, with no priority list given for the coming road projects. The biggest discussion was concerning noise from the new Ford Amphitheater.

   D. Manager's Report- Highhouse
      1. Scheduled office closures – The HOA office will be closed between December 24 and January 1. However, business will be conducted remotely. Please send emails to admin@kingsdeer.org.
      2. Covenant Enforcement – Highhouse to follow up on dumpster bag at a Trumpeters address.
      3. The HOA website has significant problems which prevent updating to the current PHP version. The board asked Highhouse and Goode to research off-the-shelf alternatives. TownSq responded with a demo and quote. AppFolio also provided a quote. AppFolio requires the use of their application for HOA accounting, while the TownSq accounting module is an optional add-on. The board requested that Highhouse obtain references/referrals for the TownSq application and get more quotes from other providers.
      4. The 2024 water report was emailed and electronically submitted to the Division of Water Resources, and a cover letter was emailed to Woodmoor Water & Sanitation District for augmentation service requirements for the coming year.
      5. The board unanimously approved that the HOA water reading policy be changed making photo submission of water meter readings <u>mandatory</u>. This will ensure more accurate readings are obtained

as required by the Division of Water Resources. The HOA will have volunteers available to assist owners who cannot electronically submit a photo reading.

6. The 2025 assessment invoices were completed and mailed on 12/1/2024.
7. The HOA attorney 2025 terms of engagement were sent to board members on 12/3/2024.
8. On 12/3/2024, the US District Court imposed a nationwide temporary injunction on the reporting requirements for FinCen/BOI, blocking the Dept of Treasury from enforcement. Highhouse will continue to monitor the situation
9. Highhouse and Sauer attended a DORA webinar on Board Member Roles & Responsibilities.

VI. Executive session for discussions on legal issues and a waiver request.

Adjournment – The meeting was adjourned at 8:34 PM. The next Board Meeting is scheduled at 6:00 PM on January 21 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Rm 101, Monument, CO 80132.

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Steve Shurgot, President of King's Deer HOA

Attachments:

1. November 2024 Financials
2. Covenant Enforcement Report