



Board of Directors Minutes
June 18, 2024 – Tri-Lakes United Methodist Church @ 6:00 PM

- Members Present: Eric Paulik (Vice-President), Tom Anderson (Treasurer), Josh Klenda (NEPCO), Kevin Pratt (ACC)
- Members Absent: Steven Shurgot (President), Greg Wolff (Secretary), Ken Harris (common area maintenance)
- Others Present: John Highhouse (Executive Director), Mike Sauer, Dave Squire, Scott Horst, and Jennifer Williams-Horst.

Appeal of ACC decision -

18110 Archers Dr, Lot 9 Classic filing 1 – Landscape Application. Add a garden trellis with wood slats on the north end of the parking and driveway area. ACC tabled the application pending further action. The owners appealed the ACC action to the Board of Directors and presented additional information for the board to consider, including the distance from the property line to the trellis being greater than 35 feet and out of the setback. The Board unanimously approved the application for the trellis based on the location and information that the trellis is located outside the 35-foot side setback.

Call to Order - Regular session of the King’s Deer Board of Directors meeting at 6:30 PM.

- I. President’s Report- no report
- II. Vice President- no report
- III. Secretary’s Report-
 - A. May 14, 2024 BOD Meeting minutes were approved by email on June 17, 2024.
- IV. Treasurer’s Report-
 - A. Anderson presented the May 2024 HOA financials to the Board.
 - B. Anderson sent the preliminary Reserve Study with comments to the board members on June 6, 2024. A significant increase in replacement costs of HOA assets has caused a shortfall in the amount needed to fully fund the reserves. Anderson discussed the need to increase annual assessments to adequately fund the reserves.
 - C. Noting that the proposed election date is coming soon, the board changed the proposed dates for open forums from June to August, ballots and voting to September 1, and the election end date to September 30. Anderson to write up the ballot proposal that increases the cap on assessments. Klenda to write up a second ballot issue that would lower the threshold required to make a covenant change.
- V. Directors’ Reports
 - A. Architectural Control Committee- Pratt
 - 1. A few miscellaneous projects were approved over the last month. A couple of landscape projects were approved, and another project was tabled by the ACC for more information. The new construction on Archers is nearing the construction deadline date. A separate detached garage project on Archers that was approved a couple of months ago has not yet started.
 - B. Common Areas- no report

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- C. NEPCO- Klenda. No June meeting.
- D. Roads- Wolff. Construction on Royal Troon began on 11/13/2023 and was completed 6/12/2024. Sixpenny was also completed.
- E. Manager's Report- Highhouse
 1. Scheduled office closures – June 19, July 4
 2. Covenant Enforcement
 3. A report of Mountain Pine Beetle infestation by a neighbor of an adjoining community. The downed trees and reported infestation were not in Kings Deer HOA.
 4. A request was received for permission to assemble a float for the July 4th parade in Monument. Float is used for special needs kids. It will be visible from Royal Troon Drive for approximately 2 weeks. It was unanimously approved.
 5. HOA insurance is up significantly over last year. Highhouse is obtaining quotes from other agents and will coordinate with Shurgot on the insurance renewal or replacement policy.
 6. The board agreed to send a mass email to owners reminding them of the mowing deadline and the upcoming annual garage sale.

VI. Other-

- A. Update on a pickleball court proposal. Dave Squire contacted *Sports Court of the Rockies* to obtain information and an initial quote for either a pickleball court or a full-sized multi-use court. Squire stated that a possible location is between the sports field parking lot and the sports field, where the ground is relatively flat and there is a lot of open space for a court. Squire then asked if any board members had additional contacts to please them forward to him.
- B. Due to several members being unavailable on July 16, the board rescheduled the July meeting to July 9.

Adjournment - The meeting was adjourned at 7:43 PM. The next Board Meeting is scheduled to be held 6:00 PM on July 9 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Rm 101, Monument, CO 80132.

Steve Shurgot, President King's Deer HOA

Greg Wolff, Secretary King's Deer HOA

Attachments:

1. May 2023 Financials
2. Covenant Enforcement Status Report