



Board of Directors Minutes
May 14, 2024 – Tri-Lakes United Methodist Church @ 6:00 PM

Members Present: Steven Shurgot (President), Greg Wolff (Secretary), Ken Harris (common area maintenance), Kevin Pratt (ACC)

Members Absent: Eric Paulik (Vice-President), Tom Anderson (Treasurer), Josh Klenda (NEPCO)

Others Present: John Highhouse (Executive Director), Mike Sauer

Call to Order - Regular session of the King's Deer Board of Directors meeting at 6:06 PM.

I. President's Report- Shurgot – no report

II. Vice President- Paulik – no report

III. Secretary's Report- Wolff

A. April 16, 2024 BOD Meeting minutes were approved by email on April 22, 2024.

IV. Treasurer's Report- Anderson

A. April 2024 HOA financials were presented to the Board.

B. The Reserve Study is still in process. Recent discussion has revolved around the estimated costs to replace the pond liner. We anticipate the preliminary results by the end of the month.

V. Directors' Reports

A. Architectural Control Committee- Pratt

1. A few miscellaneous projects were approved over the last month, including solar installation, patio extension with roof, two house exterior updates, and a trampoline. One project for a fence extension was disapproved, needing more details on the proposed fence material.

2. Having met the requirement to join the Committee, the ACC endorses Kevin Pratt and Mike Sauer to become voting members of the Architectural Control Committee. The board unanimously approved both Pratt and Sauer to become ACC members.

B. Common Areas- Harris

1. On 4/25/2025, Highhouse forwarded to Harris and Landscape Unlimited the proposed 2024 maintenance contract with the previously agreed-upon changes. Trail scraping and maintenance were removed, and streetlights and signage were added. Highhouse coordinated with the contractor to finalize the contract.

2. Wolff dropped off two damaged streetlights at the welder for repairs. A mileage reimbursement check will be cut after the repaired streetlights are picked up.

3. Trail repairs- Harris presented a plan to use structural fill with a high clay content on areas of the trail that are subject to repeated washout. This should provide a hard-packed surface that is resistant to heavy rain. The proposal also removes loose pea gravel from areas of the trail along Archers and repurposes it in the playground area at the community park. The board unanimously approved spending up to \$12K from the Reserve Funds to use major trail repair in 3 or 4 test areas. The hope is that this material can be used in the future for regular trail maintenance to create a more durable surface.

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- C. NEPCO- Highhouse. 11 May general meeting - Recent Colorado State Legislative Impacts on HOAs from the 2024 Legislative Session with guest speaker, HOA Attorney Bryce Meaghan of Orten Cavanagh Holmes and Hunt. The main concern is pending legislation that allows a second living quarters on properties. If this legislation passes, the HOA will need to consult our attorney to determine the impact on our HOA.
- D. Roads- Wolff. Construction on Royal Troon began on 11/13/2023. Work crews are on the west section of Royal Troon, which has not yet had any work done. We have received reports that Sixpenny may also be repaved this year.
- E. Manager's Report- Highhouse
 - 1. Scheduled office closures – May 17-31.
 - 2. Covenant Enforcement [shared folder]
 - 3. PWES would like the HOA's feedback on a proposed permanent letter marquee at the school entrance. The board unanimously approved the request.

VI. Other

- A. Mowing Policy - Wolff emailed a summary of the visit and discussion last fall with Dan Nosal, a representative from the US Dept of Agriculture, Natural Resources Conservation Service. Wolff does not see any conclusive reason to change our existing mowing policy, however, he recommends that the HOA be open to practices that encourage the growth of prairie vegetation. Dan Nosal recommended cutting the native grasses be cut no shorter than 4" to 6".

Adjournment - The meeting was adjourned at 7:08 PM. The next Board Meeting is scheduled to be held 6:00 PM on June 18 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. April 2023 Financials
- 2. Covenant Enforcement Status Report
- 3. Property Management Considerations Summary