



Board of Directors Minutes  
March 19, 2024 – Tri-Lakes United Methodist Church @ 6:00 PM

Members Present: Steven Shurgot (President), Eric Paulik (Vice-President), Greg Wolff (Secretary), Tom Anderson (Treasurer)

Members Absent: Ken Harris (common area maintenance), Kevin Pratt (ACC), 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 6:00 PM.

I. President's Report- no report

II. Vice President- no report

III. Secretary's Report- Wolff

- A. February 20, 2024 BOD Meeting minutes were approved by email on February 27, 2024.
- B. Tabled from January meeting. Wolff conducted an informal survey of mailboxes on Kershaw and found 30%+ were damaged and needed replacement. Wolff contacted the manufacturer about obtaining replacement flags and was told that there is a newer, improved design. A volume discount applies on the purchase of multiple replacement flags at one time. Wolff proposed that the HOA find out how many owners would like to purchase the flags, then have the HOA purchase the flags, carry them as inventory items, and sell them to residents that requests them. Highhouse and Anderson expressed concerns about retail sales through the HOA. The board agreed that that HOA will not sell additional parts for mailboxes or any other item. Furthermore, the HOA will stop selling mailboxes after the existing inventory is exhausted. The board instructed Highhouse to send an email blast to the community announcing the newly approved secure mailbox options providing the models, manufacturer, and specifications for all currently approved mailboxes for Kings Deer Highlands.
- C. Playground refurbishment. Wolff brought up the need to refurbish the playground, including playground equipment. Shurgot stated that Harris and Phil Stuepfert are working on plans for refurbishment of the playground area. This would be similar, but smaller scale to the monument refurbish project. The plans would have to be approved by the board before being funded.
- D. Wolff send email to board members from NEPCO about the "Harden the Home" Colorado Wildfire Resilient Homes Grant 2024. The board instructed Highhouse to include this information in the email blast to Kings Deer owners.

IV. Treasurer's Report- Anderson

- A. Anderson presented the February 2024 HOA financials to the Board. Overall, the HOA is within a few hundred dollars of the budget (as of the end of February).
- B. On 2/23/2024, the board by email approved a finalized version of the new Contract Commitments and Disbursements Policy.
- C. Electronic Voting. *Vote HOA Now* will be used for the electronic portion of the voting. This is on hold until after the reserve study is completed. Anderson projects voting will open July 1, with August 1 close date.
- D. Highhouse spoke with Bryan Farley of Association Reserves on a plan to update our Reserve Study. Farley explained that much of the legwork to obtain the local estimates for repair and replacement are exactly what the reserve specialists get paid to do. The board is welcome to help define the scope for each of the reserve components. Cooper Fogle is the reserve specialist assigned for our study and has a completion

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date of 4/25/2024. The site visit is scheduled for 3/21/2024. Board members are also welcome to accompany the reserve specialist during the on-site visit to communicate scope of work and discuss any questions during the visit. The board will be provided an opportunity to review the preliminary report and provide feedback before the report is finalized. Due to the amount of snow still on the ground in the common areas, the board agreed to reschedule the site visit to a later date TBD.

- E. Anderson rolled over CDs in the general reserves account and set them to auto roll at the next intervals, obtaining the highest interest rates available at the time of rollover.

### V. Directors' Reports

#### A. Architectural Control Committee- Highhouse

Winter weather is impacting the ACC projects. No meeting in February or beginning of March.

#### B. Common Areas- Shurgot

1. Harris is working on the possibility of conducting a trial repair for a section of trail near County Line and Royal Troon using recycled asphalt. The asphalt is said to be more compact, and therefore weather and weed resistant. It was mentioned that perhaps the millings from the road repairs on Royal Troon could be used.
2. Harris scheduled the contractor for the monuments to come and repair a section at the Archers entrance that was damaged by snowplows.

#### C. NEPCO- no report. March meeting was held on 3/9/24.

#### D. Roads- Wolff. Construction on Royal Troon began on 11/13/2023. No work the past month and work appears to have stopped for the remaining of the winter.

#### E. Manager's Report- Highhouse

1. Scheduled office closures – none scheduled.
2. Attended CO DORA webinar, *"HOA Forum: Voting & Proxies"*.
3. On 3/1/2024, a U.S. District Court ruled the Corporate Transparency Act (CTA) unconstitutional. There will likely be further litigation in the federal courts. The Dept of Treasury and FinCEN are not enforcing compliance for members of the National Small Business Association as of 3/1/2024. The CAI is seeking to exclude HOAs and other community associations from the 2024 FinCEN regulations. Currently, HOAs are still obligated to begin reporting board member personal information before January 2025.
4. The board agreed that Highhouse could seek guidance from the HOA attorney on HB 2024-1091 which deals with installation, use and maintenance of fire-hardened building materials on an owner's property.
5. Continuing to assist Allen Alchian with the coping of all existing house plans to a digital format for ACC archive.

**Adjournment** - The meeting was adjourned at 6:44 PM. The next Board Meeting is scheduled to be held 6:00 PM on April 16 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Rm 101, Monument, CO 80132.

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Steve Shurgot, President King's Deer HOA

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Greg Wolff, Secretary King's Deer HOA

#### Attachments:

1. February 2023 Financials