



Board of Directors Minutes
April 16, 2024 – Tri-Lakes United Methodist Church @ 6:00 PM

Members Present: Steven Shurgot (President), Eric Paulik (Vice-President), Greg Wolff (Secretary), Tom Anderson (Treasurer), Kevin Pratt (ACC), Josh Klenda (NEPCO)

Members Absent: Ken Harris (common area maintenance)

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

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

I. President's Report- Shurgot – no report

II. Vice President- Paulik – no report

III. Secretary's Report- Wolff

A. March 19, 2024 BOD Meeting minutes were approved by email on March 26, 2024.

IV. Treasurer's Report- Anderson

A. Anderson presented the board with a high-level overview of the March 2024 HOA financials.

B. On 4/5/2024, Anderson, Highhouse, Mike Sauer, and reserve specialist Cooper Fogle completed a site survey of common areas for the reserve study. Anderson and Highhouse correspond with Fogle on any questions he has as the study progresses. The estimated completion date is 4/25/2024.

V. Directors' Reports

A. Architectural Control Committee- Pratt

1. A few miscellaneous projects were approved over the last month and one detached garage was approved.

B. Common Areas- Harris (Highhouse reported)

1. On 4/1/2024, El Paso County reported that an animal was found in the pond and that the HOA would need to remove the animal since the pond is in the HOA common area. On the next day, the animal was removed and turned over to the owner.
2. On 4/1/2024, Harris reported the streetlight down at the corner of Lancers Ct and Archer Dr. A service request was submitted to MVEA to remove power. Maintenance was contacted to reinstall the pole. However, before the pole could be reinstalled, it went missing. It appears to have been stolen. Anyone with information is encouraged to contact the HOA office.
3. On 4/3/2025, Harris and Highhouse met with Landscape Unlimited to discuss the maintenance contract for 2024. All parties agreed to make some changes, including removing trail maintenance and adding pole and signage repairs. Harris and Pratt are coordinating with a separate contractor for the trail maintenance.
4. The playground and sports field area are being looked at by Harris and Pratt for repairs and upgrades. A report will be presented to the board for review before work is done. Dave Squires brought up the possibility of adding one or more pickleball courts. Shurgot replied that this was bought up by members at the last annual membership meeting and that this would be included in the review of the play area.

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- C. NEPCO- Klenda. No meeting in April.
- D. Roads- Wolff. Construction on Royal Troon began on 11/13/2023. No work the past month. Despite calls to the county, unable to confirm a restart date.
- E. Manager's Report- Highhouse
 - 1. Scheduled office closures – none scheduled.
 - 2. Golf Course management asks for the board's help to increase communication with the local community, possibly by adding their community events to the email blasts to HOA members. Extending further cooperation between the golf course management and HOA, the board agreed to try it out.
 - 3. The HOA attorney provided clarification on HB 24-1091. The bill generally prohibits covenants and other restrictions that disallow the installation, use, or maintenance of fire-hardened building materials in residential real property, including in common interest communities. However, the bill allows a unit owners' association of a common interest community to develop reasonable standards regarding the design, dimensions, placement, or external appearance of fire-hardened building materials used for fencing within the community. The Association is not required to update or modify its existing design standards, so long as the ACC is cognizant of the new requirements and the rights of owners to utilize fire-hardened construction materials.
 - 4. Covenant Enforcement Status Report. Courtesy notices sent by email are better received by owners. The board recently changed the policy so that certified letters are no longer required for the initial notification.

Adjournment - The meeting was adjourned at 6:33 PM. The next Board Meeting is scheduled to be held 6:00 PM on May 14 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. March 2023 Financials
- 2. Covenant Enforcement Status Report