



Board of Directors Minutes
December 19, 2023 – Tri-Lakes United Methodist Church @ 6:00 PM

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

Members Absent: Tom Anderson (Treasurer), Ken Harris (common area maintenance)

Others Present: John Highhouse (Executive Director), Freda & Don Moss

Call to Order – The meeting was called to order at 6:00 PM and immediately went into executive session with an owner presentation from Freda and Don Moss on the topic of covenant violations. After an executive session, the board instructed Highhouse with administrative action be taken.

Call to Order - Regular session of the King's Deer Board of Directors meeting was called to order at 6:40 PM.

I. President's Report- Shurgot

- A. Shurgot talked about plans for additional community meetings to discuss the HOA future financial needs and the board's covenant change proposal to raise the cap on annual assessments. The board asked Highhouse to check with the HOA attorney on requirements and methods for procuring signed instruments that might be used for achieving a valid covenant change.
- B. The discussion then turned to the required number of affirmative votes needed to make any covenant change. The path to make covenant changes differs between Classic with 2/3's approval needed, and Highlands where a majority of votes is needed. The board acknowledged that it is very difficult to get enough responses to make any covenant change, and that an issue brought to the community could possibly pass in one section and not in the other. The board asked Highhouse to check with HOA attorney on what would be required to change the covenants minimum affirmative votes needed to make covenant amendments.

II. Vice President- Paulik, no report.

III. Secretary's Report- Wolff

- A. November 14, 2023 BOD Meeting minutes were approved by email on November 28, 2023.
- B. Wolff requested and obtained remaining information needed for updates to the internal director contact list.

IV. Treasurer's Report- Anderson

- A. November 2023 HOA financials were presented to the Board.

V. Directors' Reports

A. Architectural Control Committee- Pratt

Weather and holiday season is impacting the ACC projects. There were only 2 projects on which the ACC acted during the past month. One was a final approval to start a garage addition and the other was a construction extension request. The ACC is scheduled to go back to twice monthly meetings in January.

B. Common Areas- Harris

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1. Entrance Monuments – Landscape work is nearing completion. Reinstallation of the lighting took longer than expected as they had to adjust bulbs intensity and placement. Cleanup still needs to be completed. The board will need to verify job completion before final payment is released.

C. NEPCO- Klenda. No meeting in December.

D. Roads- Wolff. Construction on Royal Troon began on 11/13/2023. The crews started at County Line Rd and have repaved the first layer of asphalt all the way to White Cliff. Winter weather temporarily paused the project. On 12/15/2023, construction started on the second phase with milling completed on the section of Royal Troon from White Cliff to Roller Coaster. The crews plan to continue to the end of Royal Troon and Kings Deer Point, and then lay a final layer of asphalt on the entire road.

E. Water- Kresge/Highhouse

1. Kresge completed and submitted the water report to the Division of Water Recourses. A letter was sent to WWSD with the augmentation requirements for the next year. Only one owner has still not reported their water reading for 2023.
2. On 12/11/23 the annual amount of \$1000 was transferred from the Water Reserve Fund to the POPA Fund.

F. Manager's Report- Highhouse

1. Scheduled office closures – December 25 – January 1 (Remote work with email answered, mail & drop box collected, and assessment payments posted and deposited.) January 15 (federal holiday).
2. Covenant Enforcement Status Report
 - a. An owner's reply regarding mailbox violation on Trumpeters was forwarded to the board. After a lengthy discussion, Paulik motioned, and the board approved a 30-day pause in covenant enforcement process, pending review of acceptable design. (4 for, 1 against) The board is looking into a second standard mailbox for Highlands that is a secure mailbox style. Klenda is to provide some options for the board to review at the next meeting.
 - b. Fines have started for one owner that, despite multiple notifications, has not yet provided water meter reading for this year.
 - c. Highhouse communicated to the board that an owner on Lancers expressed discontent about repeated covenant violation letters for trash cans left out. The violation is now cleared.
3. The 2024 Annual Assessments were mailed out by USPS for delivery by December 1. About 235 have been paid, leaving just under 300 to be collected before January 1.
4. On 11/17/2023, attended webinar presented by DORA, "HOA Forum: Public Policy Prohibitions: Is Your HOA Prohibited from Enforcing Certain Activities?"
5. On 12/6/2023, attended webinar presented by CO Dept of Labor & Employment, "FAMLI Virtual Town Hall".
6. The board unanimously agreed to an extended RV parking permit request for house on Sixpenny Lane.

VI. Other

- A. The board asked Highhouse to coordinate a posting on the HOA Facebook page warning residents to stay vigilant this time of year for theft, and that a couple of owners have reported that someone opened their garage doors.
- B. Wolff reviewed a list of "things to do" for the new board, with suggestions for the new board members.
- C. Wolff suggested the HOA stock mailbox parts for sale to parts to owner in Highlands. Highhouse to provide the manufacturer contact info to Wolff.

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- D. The deteriorated condition of the golf course maintenance shed was again brought up at the annual meeting. At that time the board responded that the resident(s) contact the golf course manager. Wolff subsequently did a cursory inspection of the building and agrees it is significantly deteriorating. Instead of expecting individual residents to contact the owner, Wolff suggested that the HOA board contact the owner with a letter to repair/replace the maintenance shed. Wolff proposed that Shurgot draft a letter on behalf of the HOA. Highhouse stated that the golf course management has been trying to get this repaired/replaced for quite some time. Shurgot suggested that perhaps more could be accomplished by individual owners sending their requests to the golf course owner. Highhouse to provide the Wolff with golf course owner information.

Adjournment -

The meeting was adjourned at 7:53 PM.

The next Board Meeting is scheduled to be held 6:00 PM on January 16 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. November 2023 Financials
2. Covenant Enforcement Report