



Board of Directors Minutes
August 15, 2023 – Tri-Lakes United Methodist Church @ 6:00 PM

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

Members Absent: Ken Harris (common area maintenance), Todd Brummond, Jan Sievert (social media)

Others Present: John Highhouse (Executive Director)

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

I. President's Report- Shurgot

- A. HOA attorney reviewed changes to the Design Standards and stated that the changes adhere to state laws and no corrections were needed. The attorney then recommended adding a paragraph to comply with the new law SB 23-178 which requires HOAs with single family residences to have at least three preapproved front yard landscape plans. The board unanimously approved the revised Design Standards.
- B. The Mowing Policy does not have a "start no sooner than" nor "mowing deadline" dates. The mowing deadline is currently set annually by the BOD. Discussion ensued if set dates are desired and regarding fire mitigation versus allowing grasses going to seed. Wolff volunteered to get professional advice from the Farm Service Agency on when might be best time to mow large acreage and to what height should the grass be mowed. Tabled until next meeting.
- C. The board unanimously approved the 2024 annual assessment of \$300 and HOA insurance amount of \$25 for each property.

II. Vice President- Paulik

III. Secretary's Report- Wolff

- A. July 18, 2023 BOD Meeting minutes were approved by email on 8/10/23.
- B. Executive Director annual review was completed on 8/11/23.

IV. Treasurer's Report- Anderson

- A. Anderson presented the July 2023 HOA financials and 2024 budget to the Board.
- B. Board unanimously approved the 2024 budget as presented.
- C. Anderson presented the trendline of historic and projected HOA revenues and expenses. The board discussed on how to address the HOA membership on the need for assessment increase. Anderson will draft a letter for the board to review prior to sending to the membership.

V. Directors' Reports

A. Architectural Control Committee- Anderson

- a. There were 11 constructions projects on which the ACC acted upon in the past month. These included 5 roof shingle replacements, repair stucco, replace garage doors, repaint exterior, replacing gutters, and repairs to soffit and fascia. Two detached garages were approved.
- b. A concern was received that an approved new construction project at this address would restrict views and negatively impact the home value of a neighboring property. The ACC declined to intervene in the approved project and the concerned owners were notified that established procedures were used in the approval process. After explanation of the situation, neighboring owners dropped their concern.

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B. Common Areas- Harris

- a. On 8/14/2023 Wolff, Anderson, and Highhouse conducted site visits and met to discuss scope of work for renovating the landscaping of entrance monuments. Recommendations were presented to the board for discussion. The board is in general agreement with the latest proposal from Kessler Inc. There are a couple of items they removed and have some questions on details. Wolff volunteered to take the lead on the project and contact the landscape contractor for answers and updates.
- b. Streetlight at Castlecombe and Queens Crescent has been reinstalled. Scheduled MVEA to come and complete electrical portion of the repair.
- c. Streetlight at the corner of Castlecombe and Dorncliffe was taken down by a mowing contractor. The mowing contractor has been contacted to pay for the cost of repairs. Service requests to replace the pole are pending.
- d. Continuing heavy rains have again washed out the trails that were previously repaired. The maintenance contractor has gone around again to repair all the affected areas.
- e. Owners are complaining about thistle in the common areas near the pond. Mowing in much of the common areas has been delayed due to wet ground preventing crews from getting a tractor in there for mowing or spraying. Highhouse will keep working with the contractor to try to get these areas mowed as soon as possible.

- C. NEPCO- Wolff sent the NEPCO meeting minutes by email to board members. Main discussion at the meeting concerned renewable water and a pipeline bringing reclaimed water from Fountain or south Colorado Springs. Another topic was that the Town of Monument did not annex the area near I-25 and county line due to several issues including the developers in this area withdrawing their plans.

D. Social media- Sievert - none

E. Manager's Report- Highhouse

- a. Scheduled office closures – Aug 21-23, Sept 4
- b. Covenant Enforcement Status Report (attached).
 1. One property has a balance is \$1749 for annual assessments, late fees, and other charges. Statement of lien was recorded. The bankruptcy is now complete. No compliance funds remain. Foreclosure date again rescheduled, now August 16. With the bankruptcy complete and there being no chance to recovered debt from the foreclosure, the board approved to write off the bad debt.
 2. Fines imposed on two properties for not removing dead trees.
 3. A concern was raised about garage doors being left open in the community. The board acknowledged that this is a difficult situation to monitor.
- c. HOA attorney provided some proposed standards paragraphs to use in our contracts with vendors to help mitigate risk for the HOA. The attorney noted that the paragraphs are for maintenance and construction, and that other contracts and widely variable and should be vetted by an attorney. Likewise, any contracts that vendors propose should be evaluated by HOA attorney to make sure HOA interests are protected. The board accepted the attorney's advice and noted that the contract for monument renovation will need to be thoroughly examined before signing.
- d. Update Covenant Enforcement Policy and Assessments Collection Policy. Wolff and Highhouse are continuing work on the fine schedule.
- e. MVEA installed a 3K bulb at Kershaw and Chapel Royal to see if this intensity was acceptable. If not, the HOA would need to source bulbs to replace the existing LED streetlights.

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VI. Other – Wolff mentioned that a neighbor may be interested in running for a board position, but so far, we have no nominees. The board requested Highhouse to send an email blast be sent to remind members of the call for nominations for the upcoming Board of Directors election.

Adjournment-

The meeting was adjourned at 7:24 PM. The next meeting of the King’s Deer Board of Directors is scheduled to be held on September 19, 2023, 6:00 PM at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132.

Steve Shurgot, President King’s Deer HOA

Greg Wolff, Secretary King’s Deer HOA

Attachments:

1. July 2022 financials
2. Covenant Enforcement Report