



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

Members Present: Steven Shurgot (President), Greg Wolff (Secretary, NEPCO), Tom Anderson (Treasurer & ACC), Todd Brummond, Jan Sievert (social media), Ken Harris (common area maintenance)

Members Absent: Eric Paulik (Vice-President)

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

Call to Order – Call to Order at 6:00 PM and immediately entered executive session to discuss covenant violations for specific properties. Exited executive session at 6:23 PM and began regular session of the King's Deer Board of Directors meeting.

Guest Presentation: Don Moss spoke about open garage doors and covenant enforcement in the community.

I. President's Report- Shurgot

- A. Mowing Policy - Tabled from last meeting. Wolff arranged a meeting and, with Anderson and Highhouse, met a representative from the Natural Resources Conservation Service on 9/5/23 to obtain advice and recommendations for mowing and management of open land in Kings Deer. Wolff detailed the recommendations to the board. Before the end of this year, he will write up a summary and suggested changes to the mowing policy.

II. Vice President- Paulik – no report

III. Secretary's Report- Wolff

- A. August 15, 2023 BOD Meeting minutes were approved by email on 8/28/23.

IV. Treasurer's Report- Anderson

- A. August 2023 HOA financials were presented to the board.
- B. The board unanimously approved the 2024 revised budget as presented.
- C. Anderson discussed the reserves and current financial position of reserve funds in relationship to where the HOA needs to be. He presented a draft letter which addresses the HOA membership on the need for a covenant change to increase the limit on annual assessments. A final letter will be included with the annual meeting announcement.
- D. Bad debt was written off on a foreclosure property per August board decision.

V. Directors' Reports

A. Architectural Control Committee- Anderson

- 1. There were 16 projects on which the ACC acted during the past month. These included 3 roof shingle replacements, 2 deck repairs, 2 repair/repaint stucco, replace doors/windows, a solar panel installation, and 4 deadline extension requests. There were 2 construction final inspections completed on ancillary buildings.
- 2. New construction is severely past the construction deadline. All compliance funds have been withheld. Exterior structural appears to be near completion. Landscaping has not begun. The board agreed that covenant enforcement action should be initiated.

3. Two ACC candidates attended the September meeting. The ACC asked the board's opinion on if a non-Kings Deer owner (former owner) can continue as a voting member on the Committee. The Board unanimously denied the ACC request stating that ACC members must be owner/members in good standing of Kings Deer.
- B. Common Areas- Harris
1. Entrance Monuments – Wolff followed up with Kessler Inc. details for the scope of work on the project. A revised quote and scope of work was emailed to board members. Wolff put together an RFP and with input from Anderson and Harris, sent to several additional landscape companies. Three bids were received and evaluated. The board approved, with 4 for and 2 abstain, to proceed with the Kessler bid of \$86,846, exclusive of painting the deer signs, to landscape the monument entrances. The funds for this project are to come from the reserve fund. The contract will be sent to the HOA attorney for review before signing.
 2. The streetlight at the corner of Castlecombe and Dorncliffe has been reinstalled. MVEA restored the electrical portion of the streetlight. The missing signs and brackets are on order.
 3. The HOA maintenance contractor mowed as much of the common areas near the pond as possible. After a getting stuck several times, they postponed work until better ground conditionals allow for complete mowing. The mowing in this and other areas have been repeatedly delayed due to wet ground preventing crews from getting a tractor in there for mowing or spraying. Some board members expressed concern about contract performance and a discussion ensued. Other landscaping companies have expressed interest in bidding for the contract.
 4. Received a letter from El Paso County about thistle in the common areas south of Montcombe as viewed from Roller Coaster Rd. Maintenance mowed this area as good as possible to remove the thistle.
- C. NEPCO- Wolff briefed the board on the September NEPCO meeting and will follow up with meeting minutes when they become available.
- D. Roads- Wolff received confirmation from El Paso County that Royal Troon Drive from Kings Deer Point to County Line Road will be resurfaced this paving season. Breton Place was repaved in August. Guildford Court was resurfaced in the past month.
- E. Social media- Sievert added several items to the Facebook page.
- F. Manager's Report- Highhouse
1. Scheduled office closures – October 9
 2. Covenant Enforcement Status Report
 - a. Fines imposed on two properties for not removing dead trees. One owner removed the dead trees but requests a waiver of the fine imposed due to extenuating circumstances. The board unanimously disapproved the request for waiver.
 - b. The Executive Director asked the board for clarification on enforcement parameters for garage doors left open. During discussion, the board agreed that enforcement is difficult. Not all garage doors are visible from public areas. Owners could be working on landscaping or yard maintenance and be entering and exiting the garage without closing the doors every time. The board stated that, as with all covenant restrictions, the Association will enforce the restrictions within a balance of all duties and obligations placed upon the Association's resources.

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- c. Complaints about short term rentals are on the rise. The biggest complaints are the number of guests/cars parking on the streets and noise. Owners are notified when a complaint is received. Often owners are unaware of the situation and take steps to rectify the matter.
3. Attended "All Things Budget" webinar by Orten Cavanagh, Holmes & Hunt, LLC on 8/25/2023.
4. Confirmed with restaurant at the golf course clubhouse for the 11/7/2023 annual meeting.
5. Nomination period ended on 9/1/2023 with three candidates for three open board positions. Ballots were mailed on Monday, 9/11/2023.
6. Notices were mailed on 9/12/2023 to the heavily treed properties in King's Deer that the Colorado State Forestry Service will be conducting a forest health inspection for Mountain Pine beetles, IPS beetles, mistletoe and other disease and damaged trees.
7. MVEA installed a 2.5K bulb at Kershaw and Chapel Royal to see if this intensity was acceptable. Wolff surveyed several residents along Kershaw. Everyone agreed the new bulb was a bit dimmer and a bit more yellow than the 5000K light. However, for those that found the original bulb excessively bright, the new bulb remains excessively bright. An alternate solution was suggested. In the meantime, MVEA will use the new bulb going forward.

VI. Other

- A. Highhouse will coordinate with the Brummond, Sievert, and ACC members on getting volunteers for the ballot tally committee. Target date for ballot counting is October 17.

Adjournment-

The meeting was adjourned at 8:24 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. August 2023 Financials
2. Proposed revised 2024 Budget
3. Covenant Enforcement Report
4. Draft Assessments Letter