



Board of Directors Minutes
March 21, 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), Ken Harris (common area maintenance), Jan Sievert (social media), Todd Brummond

Members Absent:

Others Present: John Highhouse (Executive Director), Nicholas Hardman, Steve Zarkovacki, Phil Stuepfert

Call to Order – Shurgot called to order the King’s Deer Board of Directors meeting at 5:57 PM and immediately went into executive session for a hearing. The board exited executive session at 6:10 PM. The board went into executive session again from 8:10 PM to 8:29 PM to discuss legal opinions on several issues.

Phil Stuepfert introduced a preliminary proposal for improving King’s Deer entrances and playground area.

- I. President’s Report- Shurgot
 - A. Shurgot presented policies regarding storage containers and dumpsters. Brummond suggested several changes. Brummond will provide revisions to the policies and email to the board for further review.
- II. Vice President- Paulik. No report
- III. Secretary’s Report- Wolff
 - A. February 21, 2023 BOD Meeting Minutes were approved by email on 2/27/2023.
- IV. Treasurer’s Report- Anderson
 - A. February 2023 HOA financials were presented to the board.
 - B. Anderson proposed that funds can be allocated between bank accounts, within certain parameters, without seeking board approval on a case-by-case basis. (i.e., movement of excess cash to reserve account after fiscal year closes out.) After discussion, the board decided by consensus to keep the current approval process in place for transferring funds between the operating and reserve accounts.
 - C. The board unanimously approved to move unspent funds from FY2022 in the amount of \$26,896.26 to the general reserve account.
- V. Directors’ Reports
 - A. Architectural Control Committee- Anderson/Highhouse
 - a. The ACC began imposing a \$100 weekly withhold for another unfinished home construction, to be continued until construction is complete. The ACC previously granted a start delay and two deadline extensions for this project. There has been no activity on the site for several months. The board unanimously approved to have Highhouse check with legal on what can be done to compel owner to complete the project.
 - b. The ACC disapproved a detached building designed to be used as a casita and RV garage, stating the submitted plans constitute a separate living area and does not conform to the “single family residence” standard as stated in the Covenants (paragraph 3). The board heard the owner’s appeal. After discussion, the board disapproved the application based on the ancillary building exceeding 1600 SF, as specified in the Design Standards (section XXI. Ancillary Building, D.3.)

BOD meeting minutes 03/21/2023

- B. Common Areas- Harris is in discussions with Phil Stuepfert on developing a two or three-year plan to improve the landscaping at the entrances and playground area. The board agreed that based on the community response, priority should be given to the entrances.

- C. Water- Kresge/Highhouse
 - 1. A meeting with Chuck Van Fosson and Doug Barber of Great Divide Water Company (GDWC) has been postponed until Van Fosson returns sometime after 4/10/23.

- D. NEPCO- Wolff
 - 1. The NEPCO meeting was 3/11/23 with topics of the Wescott and Tri-Lakes merger into the Monument Fire Department, and Pike Peak Office of Emergency Management speaking about HOA emergency preparedness, dealing with Wildlife Urban Interface, and evacuation planning. There is no plan for El Paso County for emergency evacuation. Rules for parking on streets in El Paso County passed without further changes.

- E. Manager's Report- Highhouse
 - 1. Scheduled office closures – none
 - 2. Covenant Enforcement Status Report (attached).
 - a. One property has a balance is \$1489 for annual assessments, late fees, and other charges. Statement of Lien was recorded. On 3/11/23, the board approved by email the removal of trash and debris left from an unloaded dumpster on the lot, with the cost is to be withheld from the compliance deposit. The trash cleanup and removal is scheduled for 3/22/23.
 - b. One property imposed a recurring fine for unauthorized monument mailbox in Highlands.
 - c. Monthly late charge was to be imposed on three properties where the 2023 annual assessments were not paid. Only two property assessments remain unpaid.
 - d. One owner petitioned the board for a waiver to forgive the assessments late fees. Not finding a compelling reason, the board unanimously denied the waiver request.
 - e. After notification of a problem, an owner on Sixpenny acted to reduce light emission from the property.
 - f. The board unanimously approved to move the garage sale to the weekend of August 11, 12, & 13 to better match with publication dates of local advertising for the garage sale.

Adjournment-

The meeting was adjourned at 8:30 PM. The next meeting of the King's Deer Board of Directors is scheduled to be held on April 18, 2023, 6:00 PM 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. February 2022 financials
- 2. Covenant Enforcement Report
- 3. Draft policy proposals for storage containers and dumpsters