



Board of Directors Minutes
May 16, 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)

Members Absent: Todd Brummond

Others Present: John Highhouse (Executive Director), Beverly & Kevin Scott

Call to Order – Shurgot called to order the King’s Deer Board of Directors meeting at 6:00 PM.

Guest Speakers – Beverly & Kevin Scott regarding possibility of locking mailboxes in Highlands. The board listened to the request and provided some options for the owners to consider.

- I. President’s Report- Shurgot – Working on proposed updates to the Design Standards.
- II. Vice President- Paulik - none
- III. Secretary’s Report- Wolff
 - A. The April 18, 2023 BOD meeting minutes were approved by email on 4/21/23.
- IV. Treasurer’s Report- Anderson
 - A. Anderson presented the April 2023 HOA financials to the board and reviewed some highlights.
 - B. The POPA water reserves were transferred to a new account at First National Bank (FNB) in Monument. The Integrity Bank accounts are now all closed.
 - C. Anderson proposed a partial transfer of reserve funds from FNB to Fidelity for investment in CD(s). The board agreed to moving some of the reserve funds to Fidelity, retaining \$60k at FNB for short term reserve expenditures.
- V. Directors’ Reports
 - A. Architectural Control Committee- Anderson
 1. May 18th is the only meeting this month due to scheduling conflicts. Approved projects in the last month include detached garages, fences, a basketball court, and repaint house exterior. One ancillary building project was disapproved. Two construction final inspections were completed and two are in progress under further review.
 2. There is increased interest in the community for auxiliary dwelling units (ADUs) for close family members. The ACC is in the process of drafting clarification to the Design Standards for the definition of “guest house”. The board reviewed the ACC proposal and there was general agreement to the framework. The board will review the final version for approval after the ACC completes the document.
 - B. Common Areas- Harris
 1. Wolff led effort to repair the light pole from Kershaw/Roller Coaster. A second light pole was knocked down at Queens Crescent/Castlecombe. Repairs are in progress for this one as well. On 5/5/23 the board approved by email to reimburse Wolff for \$441.82 in expenses relating to the light pole repairs.

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2. Maintenance contract started. Dead trees were identified at multiple entrances on County Line Rd. There is some extensive trail damage in various locations due to the heavy spring rains. The HOA will be purchasing additional trail material to make repairs and replace areas where material is missing.
 3. Harris, Highhouse, and community volunteer Stuepfert met with Scot Smelker with All American Grounds on 5/2/23 to survey the entrances and discuss the scope of work to be done for a proposal to the board regarding refurbishment of the six community entrances and playground area. The quote for basic landscape design of the six monuments is \$3300 plus \$475 per monument for optional irrigation plans. The cost of the design is reimbursable if the HOA uses the design/build contractor for the work on the six monuments. The board asked that Harris and Highhouse get a tiered proposal from All American that shows different costs for different levels of work. The board further requests that bids be solicited from at least 3 different contractors prior to making the final decision. Harris and Highhouse will get the additional bids and present them to the board.
 4. Road construction crews cut the irrigation line at Kershaw Ct and County Line Rd. Emergency repairs were requested of the HOA maintenance contractor to be completed prior to 5/18/23. There was extensive damage to the irrigation line, due to the milling machines pulling up the existing irrigation line that crossed (too shallow) under the road. Maintenance will run a new line installed in a sleeve under the road. Repair work will also be done at the valve control box located at the nearby monument.
- C. NEPCO- Wolff. NEPCO meeting was May 13. Wolff was out of town but will provide the meeting minutes to the board when they become available. Wolff forwarded an email to board about El Paso County Parks Department is planning a new nature center for Fox Run Regional Park.
- D. Roads- Wolff. Notice about pending road construction on Kershaw was sent out to the community on 4/26/23. Road work began on 5/1/23. The rains have caused some delays in the schedule. Paving is now scheduled for 5/18 or 5/19 pending weather.
- E. Social media- Sievert – There were some comments about lighting in the community on social media.
- F. Manager's Report- Highhouse
1. Scheduled office closures – May 29, June 8-14, June 19th
 2. Covenant Enforcement Status Report
 - a) One property has a balance is \$1541 for annual assessments, late fees, and other charges. Statement of lien was recorded. No compliance funds remain. Foreclosure date now rescheduled for May 24. Received letter from bankruptcy court to file any claims by 7/10/23.
 - b) One property has a recurring fine for not replacing inoperative water meter. The same reading was reported for the past 3 years. There has been no response from owner/rental agency. Highhouse to notify the Division of Water Resources of the situation and that the HOA is taking steps to encourage to owner to replace the broken water meter.
 - c) One property has not moved an RV with second notice coming soon. Board replied to continue with standard covenant enforcement action.
 - d) Exterior lighting at a few properties is a continuing issue despite initial contact with owners. Board replied to continue with standard covenant enforcement action, and they will supplement by checking the specific violations at night.
 3. Colorado State Forestry Service (CSFS) is scheduled to conduct a forest health inspection on September 25 with a backup date of September 27. As in the past, the inspection will include the wooded areas primarily in King's Deer Classic and the forestry department will check for MPB, IPS beetle, mistletoe, dead and diseased trees. The inspection is expected to take 8 hours at a cost of \$680.

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4. Highhouse discussed with MVEA the possibility of softer temperature LED bulbs for streetlights in King's Deer. MVEA maintenance representative replied that it might be possible, but there would likely be a cost for the bulbs. The bulbs used are standardized in the area and they would need to special order bulbs for use in Kings' Deer. MVEA will try to get a couple of lower temperature (2000k) bulbs as a trial to test.
5. In January, Highhouse had filed a claim with El Paso County Risk Management for damage to a downed streetlight at Kershaw and Roller Coaster Road in December. EPC denied the claim for damage to light pole stating their investigation revealed that county plows did not cause the damage.
6. Anderson pointed out that the budget has gotten very tight, due to cost increases over the past few years. The board requested that Highhouse contact our HOA attorney to ask about possible ways to increase revenue for the HOA.
7. The board requested that Highhouse and Wolff create a new fine schedule and recommendations for possible updates to the Covenant Enforcement Policy and Collection Policy.

Adjournment-

The meeting was adjourned at 7:34 PM. The next meeting of the King's Deer Board of Directors is scheduled to be held on June 20, 2023, 6:00 PM at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Rm 101, Monument, CO 80132.

Executive Session – The board entered executive session at 7:35 PM to discuss personnel issues. Executive session ended at 8:15 PM with no reportable action taken.

Steve Shurgot, President King's Deer HOA

Greg Wolff, Secretary King's Deer HOA

Attachments:

1. April 2022 financials
2. Covenant Enforcement Report
3. Draft proposal for Design Standard change to define "guest house"
4. Monument landscape – All American proposal for design work