



Board of Directors Minutes
July 18, 2023 – King’s Deer HOA Office @ 6:00 PM

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

Members Absent: Eric Paulik (Vice-President)

Others Present: John Highhouse (Executive Director), Levi Kessler, Glenn Ludwig

Executive Session – The BOD held executive session from 5:30 to 6:15 PM to discuss employee annual review.

Call to Order – Call to Order at 6:16 PM - Regular session of the King’s Deer Board of Directors meeting.

Kessler presented to the board some concepts for landscaping and renovation of Kings Deer entrances.

Ludwig requested a waiver to the requirement for 40% of house square footage. New plans were presented that have the ancillary building at 1591 SF. Ludwig also requested waiver to the requirement that the building have at least 6 walls. Since the new plans were submitted at this meeting, the board stated that it needs to go to the ACC first for review before coming to the board.

I. President’s Report- Shurgot

- A. On 7/1/2023 proposed Design Standard changes were incorporated into documents and emailed to board members for review prior to going to HOA attorney for review.
- B. On 7/1/2023 e-signed documents for umbrella insurance for the HOA.
- C. The board unanimously approve and accepted the calendar of events as presented.
- D. The board appointed Nominating Committee, Wolff as chairperson and Anderson as committee member.

II. Vice President- Paulik – no report

III. Secretary’s Report- Wolff

- A. June 20, 2023 BOD Meeting minutes were approved by email on 6/23/2023.

IV. Treasurer’s Report- Anderson

- A. June 2023 HOA financials were presented to the Board.
- B. Anderson stated that the HOA is near the crossover point where expenses will surpass income. This could come as soon as 2025. This was originally projected to occur in 2024, but interest income will allow for a one-year delay. Anderson plans to make a presentation at the annual membership meeting to prepare the community that the time is near for a covenant change regarding assessments.

V. Directors’ Reports

A. Architectural Control Committee- Anderson

- a. There were 21 constructions projects on which the ACC acted upon in the past month. These included several landscape applications, a deck replacement, window replacement, new roof shingles, driveway expansion, repainting of house exteriors, and several construction finals. One detached garage was approved to start, and two were disapproved. One of the approved landscape projects includes a substantial area of artificial turf 60’x80’ in a back yard to be used as a play field.

BOD meeting minutes 07/18/2023

- b. A new construction project was found to be excavated differently than the ACC approved plans. The builder had relocated the site based on correspondence with PPRBD, but neglected to inform the ACC. The Committee approved the new location but imposed a compliance fee withhold for failure to obtain ACC approval prior to making the change.
 - c. The ACC recommended a change to the Design Standards adding board and batten to the paragraph that discusses lap siding.
 - d. Due to scheduling conflicts, the June 22, 2023 ACC meeting was cancelled and rescheduled for June 29, 2023. The ACC conducted many project reviews by email so that homeowners would not be unduly delayed. The July 13, 2023 was cancelled due to lack of open agenda items.
- B. Common Areas- Harris
- a. Harris and Highhouse met with another landscaping company representative on 6/26/23 to get an additional bid for the refurbishment of monument entrances. A bid from Kessler Inc was received on 7/6/23. Highhouse also solicited a bid from the Landscaped Unlimited, but they can only complete work in late fall, after their season has ended. Board discussion on the extent of landscaping and monument renovation resulted in a consensus is that the monuments do need to be updated, with low maintenance landscaping consisting of rock, removing juniper, aspens, and dead trees with no extra features. Repainting of the signs should be included. Board representatives will meet with Kessler around mid-August for another site visit of the monuments.
 - b. The streetlight at Castlecombe and Queens Crescent has been reinstalled. MVEA was scheduled to come and complete electrical portion of the repair.
 - c. There are many areas where trails were washed out due to the persistent and heavy rains over the past several months. A plan was coordinated with the maintenance contractor and repairs started 7/13/2023.
 - d. Letter received from El Paso County to mitigate noxious weeds in the common areas. The HOA maintenance contractor was notified to spray the identified areas.
- C. NEPCO- Wolff. The July NEPCO meeting was rescheduled to 7/22/23.
- D. Social media- Sievert stated that the HOA needs to remain unbiased on the official HOA media sites about reports concerning contractors working in the development. Owners can use their personal social media accounts to report substandard work or to review contractors.
- E. Manager's Report- Highhouse
- a. Scheduled office closures – July 20-Aug 2
 - b. Event Schedule & Key Dates for 2023 were presented to the board.
 - c. Covenant Enforcement Status Report (attached).
 - 1. One property has a balance is \$1697 for annual assessments, late fees, and other charges. Statement of lien was recorded. Owners have filed bankruptcy. No compliance funds remain. Foreclosure date was again rescheduled and is now July 19.
 - 2. Fines on property with water meter broken have reached \$500.
 - 3. Letter sent to owner for blocking natural flow of spring fed water to the HOA pond.
 - 4. Owner requested extended time for trailer on lot due to interior remodel, which began prior to implementation of the new policy.
 - 5. Discussion on mowing dates. Several owners mowed in April and May, prior to much growth in the native grasses. The board discussed that maybe June 30 deadline was too early and it should be pushed a little later in future years. Shurgot will look to see if a policy update is needed.

BOD meeting minutes 07/18/2023

- d. The board unanimously approved a reimbursement of \$36.40 for milage to Wolff for pickup of repaired light pole from welding shop. (56 miles x \$0.65).
- e. Insurance broker recommends contacting the HOA attorney to propose standard paragraphs to use in our contracts with vendors to help mitigate risk for the HOA. The board asked Highhouse to contact the HOA attorney for some recommendations.
- f. Revise Design Standards – Changes made include; the ACC no longer approves owners expanding their plantings after the initial minimum landscape requirement is met, a new addendum with specifications for using ancillary building as a guest house, adding board & batten specifications, and the clean-up of several areas. The board reviewed the proposed revision to the Design Standards and with no further comments agreed sending to the HOA attorney for their review.
- g. Update Covenant Enforcement Policy and Assessments Collection Policy. Kings Deer is a Limited Expense Community and not subject to all the provisions of CCIOA. As such, the HOA can make changes to these policies, making them more cost effective, efficient, and community friendly. Wolff and Highhouse are continuing work on a revised fine schedule that will be included in the policy updates.
- h. Highhouse consulted with the HOA attorney regarding the applicability of recent legislative action to Kings Deer HOA. Of the bills passed, only SB23-178 has a direct and immediate impact on King’s Deer HOA as it applies to single-family detached homes. The board reviewed the HOA attorney response and suggested some examples of front yard landscaping that could be used.

VI. Other - none

Adjournment-

The meeting was adjourned at 8:34 PM. The next meeting of the King’s Deer Board of Directors is scheduled to be held on August 15, 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. June 2022 financials
2. Covenant Enforcement Report
3. Event Schedule & Key Dates for 2023