



Board of Directors Minutes  
June 20, 2023 – King’s Deer HOA Office @ 6:00 PM

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

Members Absent: Steven Shurgot (President), Ken Harris (common area maintenance), Jan Sievert (social media)

Others Present: John Highhouse (Executive Director)

**Call to Order** – Paulik called to order the King’s Deer Board of Directors meeting at 6:02 PM.

I. President’s Report- Shurgot – Updates to the Design Standards is still in progress. Highhouse will email revised documents with changes. The board asked Highhouse to have the HOA attorney review the revised policy after the updates are complete.

II. Vice President- Paulik - none

III. Secretary’s Report- Wolff

A. May 16, 2023 BOD Meeting minutes were approved by email on 5/23/23.

IV. Treasurer’s Report- Anderson

A. May 2023 HOA financials were presented to the Board.

V. Directors’ Reports

A. Architectural Control Committee- Anderson

1. Constructions projects included two detached garages and construction final on 4 properties. Other projects included replace windows, replace/repair stucco, repaint houses, fence and landscape, and a playset.
2. The ACC proposed a change to the Design Standards by clarifying the term “guest house” used to describe one such use for ancillary buildings as allowed by Highlands Covenants.
3. Due to scheduling conflicts, the next ACC meeting is scheduled to be held on June 22, 2023.

B. Common Areas- Harris

1. Highhouse met with a representative from J&B Landscape on 6/1/23 to get an additional bid for the refurbishment of monument entrances. Harris and Highhouse solicited bids from additional contractors. The board requested at least two more bids. After the bids are received, board members will conduct a site survey of the monuments.
2. On 5/24/23, the board unanimously approved by email to spend up to \$2500 for pond repairs for the pond aeration system and maintenance including initial treatments for algae and pond weeds. Aeration system is repaired. Harris is coordinating efforts for the weed control.
3. A property where inlet water for the pond has a natural dam built up that is causing flooding on the trail and their property. Harris discussed removal of the dam with the property owner. Highhouse followed up with an email to the owners. No response yet.

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4. Streetlight at Castlecombe and Queens Crescent has been reinstalled. MVEA has been scheduled to come and complete electrical portion of the repair. The repairs to the lamp post from this location should be completed next week. Wolff will up with the welding shop.
  5. There are several areas where trail maintenance is required. Trails have been washed out due to the extended and heavy rainy season. Repairs can begin when the rains allow. Highhouse will order additional trail material tomorrow.
- C. NEPCO- Wolff. On 5/27/23, Wolff emailed the May NEPCO Meeting Minutes to all HOA board members. HOA Attorney Bryce Meighan spoke about recent Colorado legislation that affected HOAs. He reported that SB23-213 failed in legislature. HB23-178 passes and states that vegetable gardens must be allowed in front yards and side yards of homes. Also, artificial turf must be allowed in the back yards. There is no NEPCO meeting in June.
- D. Roads- Wolff – Kershaw is completed. Many owners along Kershaw have expressed their gratitude. Wolff sent a letter of thanks to the County Commissioner and will continue to keep in contact with her and the County Road Engineer to hopefully get additional repairs in future years.
- E. Social media- Sievert - none
- F. Manager's Report- Highhouse
1. Scheduled office closures – July 4, 13-14
  2. Covenant Enforcement Status Report was presented to the board.
    - 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 again rescheduled, now June 21. Received letter from bankruptcy court to file any claims by 7/10/23. At the board's request, Highhouse contacted attorney regarding an HOA response to the bankruptcy and foreclosure filings. Results were reported to the board.
    - b. An owner expressed concerns about drone usage in the neighborhood. The issue was discussed with no board action taken.
    - c. Several owners were sent letters to remove dead trees from their property.
  3. Highhouse examined the possibility of softer temperature LED bulbs for streetlights in King's Deer. The 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 King's Deer. MVEA will order two lower temperature bulbs and install them for comparison.
  4. An owner contacted the HOA inquiring about the fence along Highway 105, noting that several areas are broken or even missing, and in some areas the barbed wire is loose and on the ground. The owner asked if the HOA could make repairs to this fence. The board discussed the broken fence. This is likely state owned and a border for the right of way easement. Since it is state owned, the state would need to be contacted for repair. Highhouse to make a service request to the state for repair of the fence in this area.
  5. Shurgot signed application for a replacement Umbrella Policy for the HOA. Highhouse has exchanged numerous emails without insurance broker, answering many questions with some that seem unrelated. The general liability and HOA business package have both been renewed. There were notable cost increases, but in line with the cost increases residence have felt in the area.
  6. Highhouse and Wolff continue work to create a new fine schedule and recommendations for possible updates to the Covenant Enforcement Policy and Collection Policy.

## VI. Other

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1. The board requested that Highhouse contact the HOA attorney about ways to generate additional revenues for the HOA. Anderson brought up the point that the HOA is spending close to what it is bringing in, leaving little to no funding for reserves. With expenses that continue to increase, the HOA is at an inflection point where expenses will soon exceed revenue. The response from the HOA attorney is further sources of revenue are limited and he detailed the process to get the covenants changed to allow for an increase in assessments while maintaining the limited expense community status.
2. Trash collection survey-proposal from King's Deer owner Carol Goode. The board declined to take further action stating that this needs to be solely an owner initiative without board interference. The board does not oppose the idea, but wants to focus on other community issues at this time.

### **Adjournment-**

The meeting was adjourned at 7:25 PM. The next meeting of the King's Deer Board of Directors is scheduled to be held on July 18, 2023, 6:00 PM at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Rm 101, Monument, CO 80132.

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Steve Shurgot, President King's Deer HOA

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Greg Wolff, Secretary King's Deer HOA

### Attachments:

1. May 2022 financials
2. Covenant Enforcement Report