



Board of Directors Minutes
April 18, 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), Todd Brummond

Members Absent: Jan Sievert (social media)

Others Present: John Highhouse (Executive Director), Lorrie Kresge (Deputy for Water)

Call to Order – Shurgot called to order the King’s Deer Board of Directors meeting at 6:03 PM.

I. President’s Report- Shurgot

New storage containers and dumpster policies were unanimously approved. These are new policies that affect every owner in Kings Deer. Application must be made, and HOA approval given, before new dumpster or storage containers are placed in the development.

II. Vice President- Paulik – none.

III. Secretary’s Report- Wolff

The March 21, 2023 BOD Meeting minutes were approved by email on 3/28/23.

IV. Treasurer’s Report- Anderson

- A. The March 2023 HOA financials were presented to the board.
- B. A new Fidelity account was set up for water reserves and funds transferred from Integrity Bank.
- C. A new Ent account was set up and compliance funds transferred from Integrity Bank.
- D. Anderson proposed and the board accepted investing the water reserves into CDs to get a better return on the funds. A small amount, \$2000 to \$5000 will be held in the money market fund for future POPA account funding.

V. Directors’ Reports

A. Architectural Control Committee- Anderson

Recent ACC activity included approvals on fence applications, a detached garage application, new roof shingles, and a construction change order.

B. Common Areas- Harris

- 1. A new street light pole was installed at Kershaw and Roller Coaster. We are waiting on MVEA to install electrical portion. Wolff got a quote for welding repair of the broken pole. The old pole will be repaired and placed back into inventory.
- 2. The maintenance contract with Landscapes Unlimited was renewed for the 2023 season.
- 3. Harris met with Phil Stuepfert to go into more detail on plans to renovate the landscaping at Kings Deer entrances and playground area.

C. Water- Kresge/Highhouse

- 1. Highhouse responded to GDWC inquiry on the number of lots subject to augmentation agreement. A new invoice with the correct number of lots was received and paid.

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2. The board, by consensus, agreed with the opinions by the HOA attorney and Kresge that no additional statements should be included on the HOA status request letters for property transfers other than what is requested by the title company on the status letter.
- D. NEPCO- Wolff.
Wolff sent minutes to board members by email from the March meeting. There is no meeting in April. The next NEPCO meeting is May 13.
- E. Roads- Wolff
1. Wolff and Anderson met with County Commissioner Holly Williams and County Engineer Josh Palmer on 3/29/23 and surveyed the major roads in King's Deer. It was a very productive tour with Williams and Palmer now understanding our road issues, however funding is an issue. The consensus on which roads were in worse shape ended up as follows: (Worst to Best)
 - Kershaw east of Roller Coaster
 - Kershaw west of Roller Coaster
 - Royal Troon
 - King's Deer Point, White Cliff, Castlecombe, Trumpeters, Archers seemed to be in good shape.
 2. As a result of the survey, the County Engineer reported that they would be doing a full depth reclamation and paving on all of Kershaw Ct later this year.
 3. Wolff proposed to invite Holly Williams to speak to the King's Deer community and surrounding neighborhoods once a venue determined in the community. A couple of options were discussed.
- F. Manager's Report- Highhouse
1. Scheduled office closures – May 11 and possibly 12th
 2. Covenant Enforcement Status Report (attached).
 - 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 slipped to May 10. HOA received letter from bankruptcy court to file any claims by 7/10/23.
 - b. Request from non-resident, if accompanied by a King's Deer owner, to train dogs for competition in the sports field/play area common areas. The board unanimously denied the request.
 - c. Owner request for board to consider allowing use of e-collar for off-property dog control, instead of physical leash. The board unanimously decided to keep enforcement as it has been for now, but they will review the policy at the next meeting.
 3. The board reviewed an owner for request for HOA action to oppose proposed state legislation SB23-213. After discussion, the board decided that it would not be prudent use of HOA resources for the HOA to take any legal action at this time. It was noted that there are many much larger entities already opposing this legislation.

Adjournment-

The meeting was adjourned at 7:13 PM. The next meeting of the King's Deer Board of Directors is scheduled to be held on May 16, 2023, 6:00 PM at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Rm 101, Monument, CO 80132.

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Attachments:

1. March 2022 financials
2. Covenant Enforcement Report
3. Draft policy proposals for storage containers and dumpsters