



Board of Directors Minutes
February 21, 2023 – Tri-Lakes United Methodist Church @ 6:00 PM

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

Members Absent: Jan Sievert (social media), Eric Paulik (Vice-President)

Others Present: John Highhouse (Executive Director), Lorrie Kresge, Rob & Karen Bluemel

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

I. President’s Report- Shurgot presented to the board a proposed policy regarding POD, other storage units, and dumpsters. Several board members responded with comments. Shurgot will make some changes and submit a revised proposed policy to the board.

II. Vice President- Paulik. No report

III. Secretary’s Report- Wolff reported that the January 17, 2023 BOD Meeting Minutes were unanimously approved by email on 2/2/2023.

IV. Treasurer’s Report- Anderson

- A. The finalized December 2022 financials and the January 2023 financials were presented to the Board.
- B. The account setup with Fidelity was completed and Anderson initiated the purchase of two CDs for the Reserve Cash account.
- C. Anderson recommended, and the Board unanimously approved, consolidating banks accounts by eliminating the accounts at Integrity Bank and moving the funds to Ent Credit Union and Fidelity.
- D. Anderson recommended to accept digital payments using Zego for HOA assessments, insurance, and other homeowner payments. The recommendation was to accept credit cards with a 3.5% fee (plus service fee of \$1 plus rounded up to the next \$.95) to be passed through to the owner/payor, cashpay with a \$4 per transaction fee passed through to the owner/payor, and electronic payments using ACH with a \$1 per transaction fee incurred by the HOA. The board unanimously approved Anderson and Highhouse to proceed implementation with Zego for accepting the recommended payment options, under parameters discussed at the board meeting.

V. Directors’ Reports

A. Architectural Control Committee- Anderson

1. ACC business was conducted by email due to lack of quorum for the ACC meetings scheduled for 1/26/23 and 2/9/23. Anderson provided a summary of the ACC projects and actions taken.
2. Highhouse conducted ACC project review and updated the ACC on the status of open construction projects. Owners were notified of past due and approaching project deadlines.

B. Common Areas- Harris reported that an individual in a vehicle, got lost following their GPS and was driving down a trail near Trumpeters. Several neighbors reported the incident. While there doesn’t appear to be any trail damage, the area will be reinspected when the weather gets better. We are also waiting for a break in the weather so we can schedule the installation of a replacement light pole at Kershaw and Roller Coaster that was taken down by the county snowplows.

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C. Water- Kresge/Highhouse

1. Highhouse presented a letter from Great Divide Water Company (GDWC). Kresge followed up with some background and detail on issue. The board asked that Highhouse and Kresge meet with GDWC to work out the billing discrepancy and provide verification to GDWC for the correct the number of lots under the augmentation agreement to 119.
2. Highhouse reported that Sievert recommended that the HOA include a statement on the HOA Status Letters on property transfers, in which additional water rights have been purchased and attached to the well permit. The board requested follow-up by Sievert on specific language that could be used. The further board asked Highhouse to coordinate the HOA attorney concerning the proposed statement to be included on the HOA Status Letter.

D. NEPCO- Wolff reported that there was no February NEPCO meeting. The next meeting is in March.

E. Roads- Wolff reported that the scheduled drive through with County Commissioner will again be rescheduled until a later date, due to inclement weather.

F. Social media- Sievert. No report.

G. Manager's Report- Highhouse

1. Scheduled office closures – none scheduled.
2. Covenant Enforcement Status Report (attached).
 - a. One property has a balance is \$1385 for annual assessments, late fees, and other charges. A Statement of lien was previously recorded.
 - b. One property incurred a recurring fine for an unauthorized monument mailbox in Highlands.
 - c. A late charge was imposed on 3 properties that have not paid the 2023 annual assessments.
3. On 2/8/23 attended CAI webinar, *Technology and Your Community: Engaging Residents*

VI. Other

- A. LED lights. There was a discussion about outdoor lighting at some properties creating a visual nuisance.
- B. The board entered executive session at 7:32 PM for an update on legal matters and ended at 7:56 PM.

Adjournment-

The meeting was adjourned at 8:03 PM. The next meeting of the King's Deer Board of Directors is scheduled to be held on March 21, 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. December 2022 financials
2. January 2023 financials
3. Covenant Enforcement Report