



Board of Directors Minutes
January 17, 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), Jan Sievert (social media), Ken Harris (common area maintenance), Todd Brummond

Members Absent:

Others Present: John Highhouse (Executive Director), Joe Pitrone (910 Trumpeters)

Call to Order - The King's Deer Board of Directors meeting was called to order at 5:58 PM and the Board immediately went into Executive Session and conducted a covenant violation hearing. The Board then entered the regular session at 6:12 PM.

I. President's Report- none

II. Vice President- none

III. Secretary's Report - Wolff

A. December 20, 2022 BOD Meeting minutes were approved by email on January 4, 2023.

IV. Treasurer's Report - Anderson

A. Anderson presented unreconciled December 2022 HOA financials to the Board. He noted that there are two pending invoices which need to be entered for December.

B. Reserves were transferred from Ent Credit Union to First National Bank in order to facilitate account setup at Fidelity.

C. Account is being set up at Fidelity. Paperwork has been completed and application is to be mailed.

D. Anderson did some preliminary research into credit card processors.

V. Directors' Reports

A. Architectural Control Committee – Highhouse reported that one new construction was approved, and one construction project had the start deadline extension approved.

B. Common Areas- no report

C. Water – Highhouse reported that all water meter readings have now been reported.

D. NEPCO – Wolff reported that the next NEPCO meeting will be held on Saturday 01/21/2023.

E. Roads- Wolff reported that the ride along with Board representatives and County Commissioner Holly Williams is tentatively set for Thursday 1/17/23. It may be rescheduled due to inclement weather.

F. Social media – Sievert posted information about contacting El Paso County Public Works regarding the deteriorating condition of the roads in King's Deer.

G. Manager's Report - Highhouse

BOD meeting minutes 01/17/2023

1. Scheduled office closures – 2/20/23, President’s Day. Shurgot noted for the new board members that on any days that School District D-38 has closures or delays, the HOA office observes these closures as well. Highhouse stated that work is conducted remotely on these days.
2. Covenant Enforcement Status Report (attached).
 - a. One property has an outstanding balance of \$1385 for annual assessments, late fees, and other charges. A Statement of Lien was recorded. Highhouse requested legal opinion from our HOA attorney to find out what options are available to the HOA. During the meeting, Sievert found that there is an existing foreclosure action on the property as of Dec 8, 2022.
 - b. One property paid a fine for missing the final deadline set by the Board for completing the ACC project. It was noted the property was not completed according to approved plans. The Board requested the Highhouse contact the HOA attorney regarding ACC projects not built to ACC approved plans, ACC guidelines, or that are incomplete projects.
 - c. One property incurred second fine for unauthorized monument mailbox in Highlands.
3. The 2023 Annual Assessments reminder emails were sent Dec 28, 2022. Second reminder emails were sent on Jan 3, 2023. A service charge of \$25 for was posted to all accounts that did not have payment to HOA office by 1/11/23. Delinquent Notices were emailed on 1/11 and 1/12. Notices were physically posted on properties 1/12 and 1/13. As of today, there are 13 assessments still past due.
4. Service requests were submitted to El Paso County for sign damage at Roller Coaster & Royal Troon, Malmsbury & Castlecombe, and a reimbursement request was filed for a lamp pole sheared off at Roller Coaster and Kershaw.
5. Numerous service requests were submitted to MVEA for inoperative streetlights.

Adjournment-

The meeting was adjourned at 7:04 PM. The next meeting of the King’s Deer Board of Directors is scheduled to be held on February 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. Covenant Enforcement Report