



Board of Directors Minutes

April 21, 2026 – Tri-Lakes United Methodist Church @ 6:00 PM

Roll Call: **Members Present:** Mike Sauer (President/Common Areas), Tom Anderson (Treasurer), Joel Dixon (ACC), Kevin Pratt (VP), and Ron Baumert (by phone).

Others Present: John Highhouse (Executive Director), Carol Goode (Communications), Jack Batson, Brian Wallace, Tim Beichley

Call to Order - Regular session of the King's Deer Board of Directors meeting was called to order at 6:00 PM and immediately went into a brief executive session to discuss the board candidates. The regular meeting resumed at 6:04 PM.

President: The board unanimously approved, effective immediately, that Tim Beichley serves as Director on the board for the remainder of the term ending in November 2027, and that Brian Wallace serves as Director on the board for the remainder of the term ending in November 2026. Both members will be Directors-at-Large.

Guest Introductions: Jack Batson

Approval of Minutes: The March 17 BOD Meeting minutes were approved by email on March 23.

Reports:

Financials

1. Anderson reviewed the March 2026 HOA financials and stated that the HOA remains close to budget for the first quarter. He noted that federal income tax increased in March, which was partially offset by additional miscellaneous income.
2. Anderson then presented the board with a review of the investments, which help bring in additional interest income for the HOA. These funds are all held in federally insured accounts.
3. Next, a graph showing the 3-year financial trends was provided. Anderson responded to several questions from the board.
4. To increase operating efficiency, the board unanimously approved to raise the HOA Director's check signature authority from \$1,000 to \$3,000 to cover routine expenditures, such as the common area maintenance contract and attorney invoices.

Communications

1. HOA policy review
 - A. Anderson gave an overview of the new parking policy, which combined the RV Parking and Use Policy with the Vehicle Parking Policy. Having already reviewed and commented on the new policy, there were only a couple of questions. The board approved the new policy, 6 for and 1 abstained, pending some additional changes. The board approved rescinding the two older policies. The board then unanimously approved amending the relevant sections of the fine schedule to align with the new policy.
 - B. Dixon provided the board with guidance on the Outdoor Sports Court, which will be added to the Design Standards under Recreational Features and Equipment. The board unanimously approved the changes to be added to the Design Standard, subject to ACC review.
 - C. Baumert's discussion on Lighting was tabled until the next meeting.

- D. The board considered whether the policy review process was still a viable option. Several members supported moving forward with the policy review using the existing process. The next policies for review are the Installment Payment Policy and Lot Mowing Enforcement Policy.
2. New website update – The website update team met on March 23 and 24 to create database workflows for the water reporting process, the ACC approval process, and the covenant enforcement procedure. In addition to the *Airtable* account for the HOA database, this month the HOA established accounts with *Ionos* for web hosting, *MailerLite* for newsletters and announcements, *JoomUnited* for a WordPress extension, and *NameCheap* for domain name registration. The team met several times in April to finalize the database and begin work on the website. Plans for the new website include online submission of ACC forms, water reporting, and reporting of covenant violations. The database is about 90% complete, and the website is about 50% complete. As the website nears completion, we will transition the email and domain to the new servers.
 3. First use of *Mailerlite* for Newsletter – Apr 7th
 - 350/538 emails opened (65%)
 - 22/23 answered the Rating with a “5” (Very informative)
 - “More about the Board” link received the most “clicks”
 - 6 new subscribers to the King’s Deer HOA Facebook page

Manager’s Report

1. Covenant Enforcement – *Notices of Delinquency* were mailed along with current account statements to owners with unpaid 2026 assessments and to owners whose account balances exceeded \$500. As a result, one owner agreed to a payment plan, and another paid the assessment and late fees. There are currently 3 unpaid 2026 assessments, and 7 late fees still due.
2. Highhouse presented the Accounts Receivable Summary report. One property owner has not paid the assessment and has been unresponsive. The board approved, 6 in favor and 1 abstained, imposing a lien on this property.
3. The office lease with the golf course is terminated as of April 30. The golf course staff is expanding and needs more space. Other commercial areas in King’s Deer have no space available to lease. The Board of Directors approved internet service and a cell phone for Highhouse to work remotely. The drop box was removed, and the contact information on the HOA website was updated.
1. The newly formed Social Committee held an initial Zoom meeting on March 24 and a second meeting on April 10. Their next meeting is scheduled for April 29. A link to the upcoming events flyer was sent via email and posted on the website. The committee requested, and the board unanimously approved \$500 from the HOA to pay for a band for their August social event.

Common Areas

1. Playground area, including the volleyball court. The board unanimously approved having a safety inspection of the equipment. Sauer to coordinate it.
2. The sprinkler contract for the monument entrances was signed, and work started this week.
3. The common area maintenance contract began in April. Work started with core aeration of the turf areas. After aeration, the rock beds throughout the property were treated with a weed-control application and a pre-emergent to eliminate existing weeds and help prevent new weeds from germinating. Next, dead branches around the monument areas were pruned and removed. The spring cleanup concluded with power raking (dethatching) to remove excess thatch buildup and promote healthier turf growth.
4. Sauer contacted a well company to evaluate an old, abandoned well located in the HOA common area north of Trumpeters Court. The well company reported that the well is 90 feet deep and has 10 feet of water. The report was sent to the Division of Water Resources, awaiting a statement on next steps and how to close it.

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5. The board discussed the problem of owners leaving dog waste on the trails. Often, this waste was in bags left on or near the trail. Although several suggestions were raised, there is no easy solution to this inconsiderate behavior. The HOA will continue to ask owners to be mindful and to properly dispose of their waste. A related discussion about owners leaving loose trash blowing resulted in a similar response.
6. It was reported that the pond is low. Highhouse will ask the golf course if they could add water to bring the level up a bit.

New Business:

1. On 4/9/2026, the ACC recommended to the board that Jack Batson be approved as a Committee member. The board unanimously approved Batson as an ACC member.
2. Eagle View sent an email expressing concern about Buc-ees' water use and the depletion of aquifers common in the area, including King's Deer. The board will coordinate with Kresge on communication to the HOA community about water concerns.

Adjournment - The meeting concluded at 7:57 PM. The next board meeting is scheduled for 6:00 PM on May 19 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132.

Board Handouts:

1. March 2026 Financials

Mike Sauer, President of King's Deer HOA