

**Board of Directors Minutes**

May 19, 2026 – Tri-Lakes United Methodist Church @ 6:00 PM

Roll Call: **Members Present:** Mike Sauer (President/Common Areas), Joel Dixon (ACC), Ron Baumert (Secretary), Tim Beichley, and Brian Wallace. **Members Absent:** Tom Anderson (Treasurer), Kevin Pratt (VP)

Others Present: John Highhouse (Executive Director), Carol Goode (Communications), Jack Batson, Brad & Jennie Odom

Call to Order - Regular session of the King's Deer Board of Directors meeting was called to order at 6:00 PM.

Homeowner Presentations:

19450 Kershaw – Appeal of board decision on landscaping required for a fence.

Approval of Minutes: The April 21 BOD Meeting minutes were approved by email on April 29.

Reports:**Financials**

1. April 2026 HOA financials were reviewed and approved.
2. The board discussed the monthly review and forecast of reserve fund spending.
3. The board unanimously approved the Social Committee's request for board assistance with setting up a bank account designated for Social Committee use for donations, payments, and controlling committee funds.

Communications

1. Website launch – The new HOA website went live on May 15. Because not all owners open their newsletter emails, the board approved a postcard mailing to notify all owners about the new website, removal of the HOA physical office and drop box, and the phone number change.
2. HOA policy updates
 - a. Exterior Lighting guidance (will require ACC review) – Baumert presented a draft on permanent roofline lighting (PRL) to be included as a section in the Design Standards. The board will review the draft, and then Dixon will present it to the ACC for evaluation.
 - b. Installment Payment Policy – Beichley will rewrite the policy and present it to the board for review.
 - c. Mowing Enforcement Resolution – Dixon will rewrite the policy and present it to the board for review.
 - d. Fireworks Prohibition – next policy to be reviewed and revised.
 - e. The board unanimously approved the updated Website and Privacy Policy on 5/15/2026.
3. Community Emails
 - a. 5/18 – News & Announcements w/ BoD Mtg agenda highlights
 - b. 5/12 - Board letter on Well Permits – 410/550 (75%) opened. Several follow-up emails were fielded by Goode and Highhouse.
 - c. 5/7 - Social Committee Notice – 364/550 (66%) opened
 - d. 4/30 – News & Announcements – 372/545 (68%) opened
4. The Social Committee hosts a "Meet Your Neighbors" event for all King's Deer residents on May 20 from 7:00 PM to 8:30 PM at the Troon Tavern in the golf course clubhouse. The next Social Committee meeting is scheduled for June 3 at 5:00 PM at the Troon Tavern in the golf course clubhouse. Owners can find upcoming events on the calendar on the HOA website.

Manager's Report

1. The covenant violations report was presented.
2. Highhouse presented the accounts receivable summary report. The HOA collected on two long-past-due accounts. Of the outstanding assessments, one is on a payment plan, and one is in pre-foreclosure.
3. The office computer was due for replacement last year, but the replacement was delayed. The board unanimously approved the use of reserve funds to purchase the current model of the same computer.
4. Scheduled office closure for May 25 (holiday) and June 25 through July 6.

Common Areas

1. Colorado Playground Inspections LLC completed the playground inspection on May 12. The report was released just before the board meeting. Three playground items were identified for removal. Several others require repairs and maintenance. The playground needs to be reconfigured because there is insufficient ground cover in the play area. The board approved temporarily closing the playground area until a plan is developed. Sauer will cordon off the equipment and playground area.
2. Dr. Sprinkler completed the sprinkler contract for the monument entrances. The board approved additional funding of \$5,336 for out-of-scope work to repair the irrigation lines at Roller Coaster and County Line Road.
3. This month, activities under the common area maintenance contract included the removal of dead trees and branches and the application of preemergent on the trails. The contractor also performed some out-of-scope work by renewing the mulch at entrances, charging us only for materials.
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 is still waiting on the DWR for guidance on how to cap the well.

New Business:

1. Use of the playground and sports field by outside organizations, organized sports teams, etc. A few organizations have requested to use the playground and sports field, which are designated for owners and their guests only. Highhouse presented an assessment of risks reported by our HOA attorney. In addition to liability risk, the HOA would need to comply with the Americans with Disabilities Act (ADA) and any applicable state and local requirements for play areas and parks. Highhouse will reach out again to our HOA insurance provider to inquire about additional coverage. The playground has since been identified as unsafe and will be temporarily closed. The sports field remains open to owners and their guests.

Old Business:

1. 19450 Kershaw – appeal of board decision on landscaping required for a fence. After additional considerations were presented to the board, the board decided that the landscaping that the owner completed was sufficient and closed the issue.

Adjournment - The meeting concluded at 7:50 PM. The next board meeting is scheduled for 6:00 PM on June 16 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132.

Executive Session:

An owner complaint was received regarding the length of dog leashes and the resulting lack of control. After a brief discussion, the board instructed that a letter be sent referencing the El Paso County ordinance, specifically the requirement that leashes be no longer than 15 feet. This will be placed on the agenda for the next meeting.

BOD meeting minutes 5/19/2026

Board Handouts:

1. April 2026 Financials

Mike Sauer, President of King's Deer HOA