

**Board of Directors Minutes**

June 16, 2026 – Tri-Lakes United Methodist Church @ 6:00 PM

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

Others Present: John Highhouse (Executive Director), Carol Goode (Communications), Jack Batson, James Oates

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

Hearing: 2310 Fontley Ct – Dogs off-leash or otherwise not under control in the neighborhood.

Approval of Minutes: The May 19 BOD Meeting minutes were approved by email on May 27, 2026.

Reports:**Financials**

1. Anderson reviewed the May 2026 HOA financials. Highlights included increased expenses for common area maintenance and income tax, which were offset by additional interest and transfer fees. Year to date, the HOA is very close to right on the budget.
2. Monthly review and forecast of the reserve study. Anderson asked about forecasted reserve expenditures for the playground, pond, and streetlight replacement.
3. The Social Committee account has been set up. The committee will collect only cash equivalents, not donated items (such as stocks or automobiles).

Communications

1. King's Deer HOA email accounts were transitioned to the new server. The HOA attorney provided guidance on board members' use of a separate email account versus a personal email account. Accounts that interact with homeowners will all remain unchanged.
2. The board concurred that website advertising rates will remain unchanged.
3. HOA policy updates
 - a. Exterior Lighting guidance – Baumert questioned the board on several details to be incorporated in the updated lighting guidance. The update focuses on adding guidance for Permanent Roofline Lighting (PRL), along with a few general exterior lighting changes. After review and comment by the ACC, these updates will be voted on by the board for inclusion in the Design Standards.
 - b. Installment Payment Policy – The policy was updated to use easier-to-understand language and clarify key dates. Beichley presented the revised policy, which the board unanimously approved.
 - c. Mowing Enforcement Resolution – Dixon presented the revised policy, which updated the language and added some additional guidance. For example, language is included to prohibit owners from blowing grass and weed clippings into the street and onto the trails. Fines correlating with the prohibited actions were updated or added to the fine schedule.
 - d. Fireworks Prohibition – Beichley will work to update this policy before the next meeting.
 - e. Pet Policy – Sauer will work on creating a new pet policy before the next meeting.
4. Community Emails
 - a. 6/15 - News & Announcements w/ BOD Mtg agenda highlights

- b. 5/28 - News & Announcements w/ BOD Mtg minutes (70% Open rate)

Manager's Report

1. Covenant Enforcement report – tabled until the next meeting
2. Accounts receivable summary report – table until the next meeting

Common Areas

1. Playground area updates. The three pieces of equipment identified for removal by the playground inspector have been removed. Because volunteers did the work, the cost to remove the three pieces of equipment was only about \$400. The board discussed the next steps for the playground area. Goode proposed that interested community members could develop a design for a playground or other use for the area and solicit bids. The board agreed and will request volunteers to form this committee.
2. The common area maintenance contract. Additional mulch was added to the entrance areas. A proposal was received from the maintenance contractor to enhance the Archers Dr entrance by moving the stone retaining walls on both sides towards the street corners, and extending one side of the decorative retaining wall at the Archers Dr entrance. The board unanimously approved \$2000 for the contractor to perform the work.
3. Sauer contacted a well company to evaluate an old, abandoned well located in the HOA common area north of Trumpeters Court. Sauer reported that work will be done next Tuesday (June 23), to close the well at a cost of under \$400 per hour. This does not include removing the trough.
4. A resident reported an animal in the pond, which we now believe is a muskrat. An animal control company has been contacted to capture and release the animal outside of the Kings Deer area.

Old Business:

1. Use of the playground and sports field by outside organizations, organized sports teams, etc. Our HOA insurance does not cover outside organizations. Our insurance agent advised that if the HOA wants to do this, then special event insurance is available in the marketplace, but they do not sell it. We received additional guidance from our HOA attorney regarding the use of common areas by outside organizations. For several reasons, including increased liability risk and lack of ADA compliance, the HOA cannot allow outside organizations to use the field. The common areas are for the use of Kings Deer owners and their guests.

Adjournment - The regular session of the meeting concluded at 8:00 PM. The next board meeting is scheduled for 6:00 PM on July 21 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132.

Executive Sessions:

1. 7:34 PM – 7:50 PM Hearing discussion: Dogs running loose or otherwise not under control. The board decided not to take any action at this time.
2. 8:00 PM – 8:25 PM Personnel discussion: Annual Performance Evaluation and updated Employment Contract for the Executive Director.

Board Handouts:

1. May 2026 Financials