KING'S DEER
719-679-7146 PO Box 3143, Monument, CO 80132 admin@kingsdeer.org

Board of Directors Minutes

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

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

Others Present: John Highhouse (Executive Director), Carol Goode (Communications) via phone, Jack Batson, George Labesky

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

Homeowner Presentations:

1. Letter to the Board regarding use of property as a B&B. Highhouse drafted a reply after consulting with the HOA attorney. The board discussed and approved (4 in favor, one opposed) sending the proposed reply.
2. The owner of 20383 Royal Troon presented a request for an extension to complete the annual mowing due to extenuating circumstances. Board granted the request, giving until August 21 to complete the mowing.

Approval of Minutes: The June 16 BOD Meeting minutes were approved by email on June 23, 2026.

Reports:

Communications

1. HOA policy updates
   a. The board unanimously approved the exterior lighting guidance, reviewed by the ACC and further amended by the board, to be incorporated into the Design Standards.
   b. The board reviewed, edited, and unanimously approved a new Pet Policy.
   c. The updated Fireworks Prohibition Policy was approved by email on July 8, 2026.
   d. The ACC recommended removing all references to designated build sites from the Design Standards. The board unanimously approved removing all references to designated build sites found in the Design Standards. This removes Part II, Section VII, Paragraphs F through J.
   e. Next up for policy review
      i. Investment Policy (July 2010) - Anderson is lead
      ii. Fire Mitigation Resolution (Aug 2013) - Goode is lead
2. Community Emails
   a. 7/16 - News & Announcements w/ BOD Mtg agenda highlights
   b. 6/25 - News & Announcements w/ BOD Mtg minutes

Financials

1. Anderson gave a high-level review of the June 2026 HOA financials.
2. Monthly review and forecast of the reserve study.
3. The preliminary 2027 budget will be prepared for the August board meeting. Anderson will coordinate with Sauer and Highhouse. The final budget is estimated to be ready for approval at the September board meeting.

Manager's Report

1. Highhouse demonstrated the capabilities of our new Airtable database to the board by displaying some of the covenant enforcement reports and the ability to drill deeper into each violation for additional details.
2. The accounts receivable summary report was explained, showing a big reduction in the outstanding receivables over the past couple of months.
3. The Community Garage Sale event is set for August 7, 8, and 9. Advertising has been placed in the OCN and the Gazette, and the HOA web page has been created. Highhouse is working with Alchian to create a map and list to be posted to the website for community members to download and print before the garage sale.
4. We were contacted by Goodwill of Colorado to provide a host-free, turnkey community donation drive. They provide a staffed mobile donation station for 2 to 4 hours. The board members see this as an opportunity for owners to donate unsold items to support a good cause and approved the event to occur near the end of the garage sale, with the donation site located in the parking lot near the sports field at the north end of Sixpenny Lane.
5. The HOA attorney was consulted on matters concerning designated build sites and short-term rentals.
6. The board agreed to add a subscription to the database for water reporting, if needed. Highhouse will check with the website developer. He reminded the board there would be some additional website and database work needed this fall to support the water reporting and any other database cleanup.
7. The event schedule leading up to the November annual membership meeting will be prepared and distributed to board members before the August board meeting. The board unanimously approved renewing the Vote HOA Now subscription for use in this year's board elections.

Common Areas

1. We received a bid to rework the sports field sprinklers. The bid is from Dr. Sprinkler, the same contractor that repaired and updated the irrigation system at the entrances. After discussion, the board decided to delay any action until the playground working group comes back with recommendations for the area.
2. Playground area updates. Volunteers of interested owners were requested to form a committee to advise the board and provide alternatives. We received a second volunteer at the meeting.
3. Volunteers were requested to help clean up the pond area. Work is underway. Cattails have been raked away from the water. We have recently received a few volunteers, with whom Sauer will coordinate to assist in the effort.
4. This month's activities for the common area maintenance contract included regular mowing and fertilizing, application of a targeted broadleaf herbicide to kill weeds and dandelions, and removal of a dead tree. Xeriscape work is near completion at the Archer entrance to extend the rock, add edging, and add boulders to help prevent damage from snowplows. There are still a few details for the contractor to attend to.

New Business: Dixon raised the question as to whether we can coordinate with the fire department to come out and mulch the tree branches. Goode and Pratt have the contact information. However, we need to sign up in Jan-Feb for the coming season. Since we are too late for this year, we will make plans to get on the list next year.

Adjournment: The meeting was adjourned at 7:58 PM. The next Board Meeting is scheduled for 6:00 PM on August 18 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132.

Board Handouts:

1. June 2026 Financials

Mike Sauer, President of King's Deer HOA