KING'S DEER
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Board of Directors Minutes
August 18, 2026 – Tri-Lakes United Methodist Church @ 6:00 PM

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

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

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

Homeowner Presentations:

1. The board briefly discussed a potential request for a fence setback waiver. The board decided by consent that the project application must first be reviewed by the ACC before coming before the board.

Approval of Minutes: The July 21 BOD Meeting minutes were approved by email on July 23, 2026.

Reports:

Communications

1. HOA policy updates
   a. Investment Policy (July 2010) – Anderson postponed due to time spent on the budget preparation
   b. Fire Mitigation Resolution (Aug 2013) – Goode reviewed the changes and finalized a few remaining questions. She will send a final draft out to the board for review and approval.
   c. Meeting Policy – new review. Wallace is lead.
   d. Anti-Harassment Policy – new review. Pratt is lead.
2. Board Survey – The board reviewed a draft survey prepared by Goode. No additional comments were raised at the meeting, and the board agreed to send the survey around mid-September.
3. Community Emails
   a. 8/17/2026 – News & Announcements w/ BOD Mtg agenda highlights
   b. 8/11/2026 – Call for Nominations Letter
   c. 07/31/2026 – HOA Summer Social Flyer
   d. 07/27/2026 – News & Announcements w/ BOD Mtg minutes

Financials

1. Anderson presented the July 2026 HOA financials. There was little change in the Balance Sheet from the previous month. July income increased primarily due to interest income, water rights sales, and property transfer fees. Administrative spending is down.
2. Monthly review and forecast of the reserve study. Anderson provided an overview of the uPlanIt software tool for updating reserve spending and projected funding requirements.
3. Anderson outlined the broad categories of the preliminary 2027 budget. Most categories remain unchanged, with only an inflation factor applied. Notable changes include removing the office rental expense and increasing assessment income to help offset the shortfall in reserve fund contributions. The 2027 budget will be presented at the September BOD meeting for board approval.

Manager's Report

1. Covenant Enforcement report – One property was fined for not complying with the 2026 annual mowing requirement.

2. Accounts receivable summary report – We collected full payment on two more past-due accounts.
3. The Social Committee organized the HOA Summer Social Event, held on August 2. Beichley gave a brief report that the event successfully brought community members out and helped them meet each other.
4. The HOA Community Garage Sale was held on August 7, 8, and 9. We had a strong turnout, with 16 homes participating in this year's event.
5. Goodwill of Colorado hosted a host-free, turnkey community donation drive. They set up and staffed a mobile donation station for 3 hours on Sunday, August 9, following the garage sale. Over 5,000 items were collected.
6. We need additional work on the website and database to collect water meter readings. The board unanimously approved the reserve expense, which is expected to be under $1,000.
7. The board discussed a Social Committee request to present slides at the annual meeting and to include a donation insert in the annual dues mailing. The board agreed that both the Social Committee and the Park Steering Committee would present at the annual meeting. The assessments mailing will remain a stand-alone mailing.
8. The board unanimously approved awarding three $100 gift certificates in a drawing at the annual meeting. Highhouse to check with the golf course to see whether they would be willing to donate a door prize.
9. The board reviewed and approved the following events leading up to the November annual membership meeting.
   a. The Date of Record for the director election and annual meeting was set for September 1. Owners as of that date will be included in the registry for electronic voting.
   b. The balloting period was set for September 15 to October 15, close of business.
   c. A secondary date for the Annual Meeting, in case of inclement weather, was set for Monday, November 16.
   d. The board appointed Jack Batson and Tom Anderson as the Nominating Committee.

Common Areas

1. Pond area cleanup is complete. Sauer led the effort to cut and remove the cattails, trim the trees, and remove tree limbs, trash, and other debris from around the pond. The muskrat has been relocated outside Kings Deer. A loose electrical wire was pulled and removed.
2. Sauer is coordinating with the maintenance contractor to complete the remaining work at the Archers Drive entrance.
3. Mowing of the common areas has resumed. Approximately 17 acres, including the sports field, have been mowed. Another 13 acres on the north end of Kings Deer are scheduled to be mowed soon.
4. Water was added to the pond to raise its level. The hot, dry summer has prevented the normal flow of surface water from the area's springs. The board asked Highhouse to coordinate with the golf course maintenance to determine whether they could add more water to the pond.

Adjournment: The meeting was adjourned at 7:47 PM. The next Board Meeting is scheduled for 6:00 PM on September 15 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132.

Board Handouts:

1. July 2026 Financials
2. Key Events Schedule leading to 2027 Annual Meeting

Mike Sauer, President of King's Deer HOA