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Board of Directors Minutes

October 20, 2026 – Tri-Lakes United Methodist Church @ 6:00 PM

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

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

Call to Order - The regular session of the King's Deer Board of Directors meeting was called to order at 6:05 PM.

Approval of Minutes: The September 15 BOD meeting minutes were approved by email on September 24, 2026.

Reports:

Communications

1. Policy Reviews
   a. Investment Policy update – Anderson presented an update to the Investment Policy for the board's review. Sauer then presented an alternative proposal for the board to consider. Board members discussed the pros and cons of each policy in detail. After an extensive debate, the board tabled this policy update until the next meeting.
   b. Signage Policy – Beichley reviewed recommended changes and updates to the Signage Policy. The board considered several options and unanimously approved the revised policy.
   c. Combined Dumpster/Storage Container Policy – Goode reviewed recommended changes and updates to a policy that combines two current policies. The board considered several options and unanimously approved the revised policy.
2. Annual Meeting Slides – Goode reminded presenters that the presentation was being finalized and they should have their slides in as soon as possible. The dry run is set for November 9.
3. Action Planning from Leadership Survey – defer until the new 2027 BOD is seated.
4. Board actions regarding Social Committee events. Sauer will attend the Social Committee meeting on October 21 to learn more details about their upcoming 2026 events.
5. Community Emails
   a. 10/19/2026 - News & Announcements w/ BOD Mtg agenda highlights
   b. 9/30/2026 - Social Committee Fall Social Flyer
   c. 9/24/2026 - News & Announcements w/ BOD Mtg minutes
   d. 9/22/2026 - Leadership Survey Summary Results were posted to the website.

Financials

1. Anderson reviewed the September 2026 balance sheet and income statements. Some maintenance invoices have not come in yet. Otherwise, the accounts are as expected.
2. Monthly review and forecast of the reserve study. Expected reserve expenses for the remainder of the year are about $4,500 for trail repairs and another $1,000 for database development. The board previously approved these, and work is underway.
3. Review of HOA investments – Anderson presented a review of the reserve and operating accounts, how the funds are invested, and details on the CDs and money market accounts for board members to review. Anderson noted that the average yield on the investments has recently increased because some lower-yielding CDs were reinvested into higher-yielding ones.

Manager's Report

1. Covenant Enforcement report – Highhouse gave details on a couple of properties with covenant violations.
2. Accounts receivable summary report – We received payments for the foreclosed property and one with outstanding fines. We now have only two properties with outstanding late fees from 2026 assessments. A few owners have already started prepaying their 2027 assessments before the billing. The 2027 billing will be mailed by December 1 and due by January 1, 2027.
3. Board director elections ended 10/15. We reached a quorum, and the two candidates were elected to serve two-year terms on the Board of Directors.
4. Water meter readings are underway. Owners are reminded that their reading must be submitted online by October 31 to avoid late reporting penalties. Highhouse noted that he is working through some issues with the new process, but we expected some issues with the new reporting format.

Common Areas

1. The board approved, via email on 9/23/2026, using $ 4,250 from the reserve funds to repair the trails. The board awarded the contract to our current maintenance contractor, Colby's Cactus Cowboys, LLC. The repairs started the week of October 5. The repairs are about 80% complete and are expected to be finished by the end of the week.
2. Beichley provided the Playground and Sports Field Steering Committee recommendations. He asked whether the board was okay with moving forward with developing plans to transform the space by creating a new park area, playground, sports court, pavilion, and additional trails. The board agreed, emphasizing that the final plan needs board approval before any work is contracted.

Adjournment: The meeting adjourned at 8:13 PM. The Annual Membership Meeting is scheduled for 7:00 pm on November 10 at the Golf Course Clubhouse Troon Tavern, 19255 Royal Troon Drive. Doors open at 6:30 for socializing and appetizers. The next regular Board Meeting is scheduled for 6:00 PM on November 17 at Tri-Lakes United Methodist Church.

Board Handouts:

1. September 2026 Financials

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Mike Sauer, President of King's Deer HOA