



Board of Directors Minutes  
January 20, 2026 – Tri-Lakes United Methodist Church @ 6:00 PM

- Members Present: Mike Sauer (President/Common Areas), Kevin Pratt (VP via telephone), Tom Anderson (Treasurer), Alex Gray (Secretary), Nathan Kettner (Trails), Joel Dixon (ACC), and Ron Baumert (via telephone)
- Members Absent: none
- Others Present: John Highhouse (Executive Director), Carol Goode (Communications), Dan & Jessica Garrison, Jack Batson

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

**Discussions -**

Aggressive dog behavior reported to the HOA. The board heard accounts from both parties and determined that this was a matter between homeowners.

- I. Communications- Goode and Highhouse
  - A. Community survey for 2026 – several possible topics were suggested. The first survey will be concerning outdoor lighting in the community.
  - B. HOA policy review/assignments –Goode stated that about 15 policies had not been reviewed in several years and that a regular review of older policies would be good governance.
- II. President's Report- Sauer
  - A. Tabled from the previous meeting. The board discussed and approved retaining our HOA attorney, Aaron Goodlock, with Orten Cavanaugh Holmes & Hunt.
  - B. Tabled from the previous meeting. A revision to the Design Standards or the creation of a new Lighting Policy. The board will seek the community's opinion through a short survey. Sauer stated that a preliminary Lighting Policy had been drafted and could serve as a template. Dixon and Sauer will review and update the draft before presenting it to the board.
  - C. The HOA received a complaint about flashing nuisance lighting (permanent roof-mounted outdoor LED lighting) on several houses in the community. The board directed that courtesy notification be sent to properties for which we have an address.
  - D. Tabled from the previous meeting. Revision to the Design Standards or creation of a policy or guideline regarding protective enclosures for trees. Since not all board members were familiar with the topic, it was tabled until the next board meeting. Sauer asked that the preliminary guidelines be emailed to the board members individually before the next board meeting.
  - E. The board briefly reviewed substantial progress made on the 2025 goals and proposed several goals for 2026. Individual board members will identify any additional goals for their respective areas, and the discussion will continue at the next board meeting.
- III. An owner requested HOA action regarding Buc-ee's at last month's board meeting. The board discussed this topic and has chosen to abstain from taking action at this time. It was noted that NEPCO (an association of local HOAs) has already sent a letter to El Paso County, which is posted on their website.
- IV. Vice President's Report- Pratt (none)

## BOD meeting minutes 1/20/2026

### V. Secretary's Report- Gray

- A. The December 16 BOD Meeting minutes were approved by email on 12/30/2025.

### VI. Treasurer's Report- Anderson

- A. December 2025 HOA financials were presented
- B. Anderson presented a financial review of 2025 and the income and spending trends from the last three years.
- C. The board approved transferring the remaining 2025 operating income, \$24,513.97, to the reserve funds.
- D. Monthly review and forecast of the reserve study

### VII. Directors' Reports

#### A. Architectural Control Committee- Dixon

1. The approved projects for the past month include: a construction change order, window replacement, installation of a wheelchair lift, and replacement of a wood deck with composite material. Variances for a greenhouse application and a sports court application were referred to the Board of Directors (See details below).
2. Rob Schlue resigned from the ACC as he no longer lives in King's Deer HOA. The board thanks Rob for his service to the ACC and the community.
3. 850 Trumpeters Ct, Lot 4, Classic filing 6 – Miscellaneous Application for a greenhouse. Based on the information provided, the ACC could not determine whether the greenhouse (which pre-dates the current Greenhouse Policy) is designed to withstand 60 mph winds. The ACC found no other issues with the existing greenhouse. The ACC deferred any decision to the Board of Directors, citing their interpretation of the statute. Board representatives conducted a site visit. The board unanimously approved the project as submitted.
4. 19833 Kershaw, Lot 25 Highlands filing 4 – Miscellaneous Application. On 12/16/2025, the board heard from the owner regarding a pre-existing sports court that had been escalated to the board by the ACC. The board required the owner to submit an ACC application before the next ACC meeting and to follow the process for a new project application. At its subsequent meeting, the ACC noted the application needed to include a site plan showing relative distances to setbacks and property lines. The height of the netting around the sports court also exceeded that of any previously approved projects requiring a waiver from the Board of Directors for any netting 5 feet or more in height. The ACC also recommended that the board consider whether the current standard is appropriate for sports court netting and suggested revising the Design Standards by adding to paragraph G on Fixed Recreational Items. The Committee deferred any decision to the Board of Directors, again citing its interpretation of the statute as it applies to this application. The Board discussed this project at length. By a vote of 5 to 2, the board approved the waiver. The board then reconsidered imposing a fine for the external project without prior ACC approval. In a 5-2 vote, the board imposed a \$500 fine for failing to obtain ACC approval before installing the court. [The fine was later temporarily suspended. The matter of the fine is to be reconsidered at the next board meeting.]

#### B. Common Areas- Sauer & Kettner

1. Tree trimming along the trails on several properties was completed on Sunday, January 18.
2. Kettner reported that there was no progress on obtaining another bid for the trail drainage refurbishment. Sauer suggested board members could evaluate the areas of washout.
3. Sauer contacted a well company to appraise an old, abandoned well located in the HOA common area north of Trumpeters Court. Sauer reported that the well company will complete this next week.

## BOD meeting minutes 1/20/2026

- C. NEPCO – No meeting in December. The January meeting is scheduled for January 24, 2:00 PM at the Woodmoor Community Center.
  
- D. Manager’s Report- Highhouse
  - 1. Scheduled office closures – February 16
  - 2. Covenant Enforcement – The annual assessment notices were mailed on December 1, 2025, and were due on January 1, 2026. In accordance with King’s Deer policy, the board approved imposing a \$50 late fee for any unpaid assessment effective January 15, 2026. Additional late fees will be charged each month thereafter until the assessment is paid.
  - 3. Transferred funds for the post-pumping augmentation (POPA) contribution and sent the annual POPA report to the HOA attorney for filing with the water court. The filing was completed on January 7, 2026.
  - 4. Highhouse followed up with the HOA attorney to officially amend both covenants following the community’s vote to approve the annual assessment cap increase to \$450.
  - 5. Sauer completed the off-site storage changeover to another facility before year-end, saving approximately \$100 per month with a rate lock for the next two years.

**Adjournment** - The meeting was adjourned at 8:28 PM. The next board meeting is set for 6:00 PM on February 17 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132

### Board Handouts:

- 1. December 2025 Financials

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Mike Sauer, President of King’s Deer HOA