

**Board of Directors Minutes**

February 17, 2026 – Tri-Lakes United Methodist Church @ 6:00 PM

Roll Call: **Members Present**-Mike Sauer (President/Common Areas), Kevin Pratt (VP), Tom Anderson (Treasurer), Nathan Kettner (Trails), Joel Dixon (ACC), and Ron Baumert. **Members Absent:** Alex Gray (Secretary)

Others Present: John Highhouse (Executive Director), Carol Goode (Communications), Jack Batson, Dan Phillips, Ron Olds, Jim Oates, Brian Wallace, Steve & Nancy Jacobson

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

Homeowner Presentations:

- Dog off leash - James Oates
- Permanent Roofline Lighting – Ron Olds
- Water meter reading – Steve & Nancy Jacobson

Approval of Minutes: The January 20 BOD Meeting minutes were approved by email on February 2.

Reports:**Review and Approve Financials**

1. Overview of the January 2026 HOA financials
2. Monthly review and forecast of the reserve study
3. Assessment increase limits clarified with our HOA attorney
4. The CPA fee increased by \$50 to \$500 per month

Communications

1. New website update – Goode and Highhouse met with Amy Smith, a website developer. Ms. Smith developed the Woodmoor HOA and Tri-Lakes Cares websites. Recommend switching to a more established web hosting provider at a comparable current cost. Discussed the need versus the benefits of having an owner login section. Recommend removing the owner login or changing it to a common password for owner access. Reviewed the need for a new database and recommended adopting and transitioning our current HOA database to AirTable, a customizable, AI-enabled database. The goal is to create a website and database that King's Deer HOA can manage with minimal external support. The board unanimously approved the website and database proposal with no owner login.
2. Permanent Roofline Lighting Survey – Sauer, Dixon, Goode, and Highhouse met and discussed questions for a community survey, which was distributed on February 11. Preliminary results as of 2/20/2026 were 184 unaudited responses and 120 comments. Goode explained some problematic questions, the survey margin of error, and the confidence level.
3. HOA policy review
 - a. Goode described the Process Review to the board.
 - b. Arbitration and Mediation Policy - The board unanimously approved, by email vote on January 24, 2026, the repeal of the Arbitration/Mediation Policy dated June 21, 2007.

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- c. Documents & Records Policy – Record requests are extremely rare since most documents are accessible online. The board reviewed and made substantial changes to the existing policy and form, combining them into a single document. The board unanimously approved the revised policy.
- d. The board selected to next review and update the RV Use and Parking Policy (Anderson is lead) and to create a Protective Enclosures for Vegetation Policy (Sauer is lead).

Executive Director

1. Scheduled office closures – none scheduled at this time
2. Covenant Enforcement – Currently, there are 4 unpaid 2026 assessments, and 12 owners with late fees still due. Monthly fines continue to accrue on the unpaid assessments. Highhouse raised the ongoing problems with dog excrement on and near the trails and the illegal dumping of miscellaneous items along the King's Deer roadways.
3. Accounts receivable summary report.
4. Highhouse gave the board an update on the neighbor dispute on Kershaw involving a dog.
5. Possible incomplete ACC project on a property on Kershaw Ct was discussed. Sauer will take photos of the project and report back to the board.
6. Highhouse followed up with the HOA attorney to officially amend the covenants regarding the assessment cap. The HOA attorney recorded the amendments in January 2026. The updated documents with the addenda are posted on the HOA website.

Common Areas

1. Sauer contacted a well company to evaluate an old, abandoned well located in the HOA common area north of Trumpeters Court. The well company evaluated it in January and will provide quotes for capping the well.
2. Kettner brought up an owner's grievance about the tree trimming along the trails.

Old Business: none

New Business:

1. 19833 Kershaw, Lot 25 Highlands filing 4 – Miscellaneous Application. Sports Court. At the previous board meeting, the Board approved the project. The board then imposed a \$500 fine for failing to obtain ACC approval before installing the court. The fine was suspended pending reconsideration at this board meeting. The motion to reconsider did not pass. (3-3) A motion was then made to reconsider the netting around the sports court to be considered a fence structure and therefore limited to five feet according to the Design Standards. After discussion, it was decided that Dixon will update the Design Standards to include a section for netted barriers around a court.
2. Openings for the board. Two board members have told the board they will be moving from the community after their houses sell. The board asked Goode to include in the next newsletter a request that any owner interested in becoming a board member should attend a few meetings to become familiar with meeting procedures and community policies.

Adjournment - The meeting was adjourned at 8:04 PM. The next board meeting is set for 6:00 PM on March 17 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132

Executive Session: The board considered a request to waive a water meter reading fine. After considering the circumstances of this case, the board decided to waive the fine. The board denied a request for a waiver of the fine for a dog off leash in the community.

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Executive session ended at 8:11 PM.

Board Handouts:

1. January 2026 Financials

Mike Sauer, President of King's Deer HOA