



Board of Directors Minutes

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

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

Others Present: John Highhouse (Executive Director), Carol Goode (Communications), Jack Batson, Maria Garza, Victoria Castillo, Lori Vigil, Brian Wallace, Tim Beichley, Jeff Danielson

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.

Hearing – An owner stated and provided evidence that the John Deere tractor parked outside had been removed from the property. Highhouse explained that he conducted a deeper investigation into the fence and found that, although it was initially disapproved by the ACC, it was later approved by a 2006 waiver from the Board of Directors. Since there is no current violation, the matter is resolved without further action by the HOA.

Owner Presentation – An owner discussed the need to increase the frequency of lot mowing to more than once per year, to clear out dead shrubs and trees, to remove trees near houses, and to eliminate ladder fuels. These actions should be taken for fire prevention and to improve the community's appearance. The owner also expressed concern about the proposed guidance for protective enclosures for vegetation.

Approval of Minutes: The minutes from the February 17 BOD Meeting were approved via email on February 23.

Reports:

Financials

1. Anderson reviewed the HOA financials for February 2026.
2. Monthly review and forecast of the reserve study.

Communications

1. HOA policy review –
 - a. Social Committee volunteers – the HOA has received two volunteers so far. Two community members present also volunteered to join the committee.
 - b. The board reviewed the draft of *Protective Enclosures for Vegetation*. They agreed to include these standards in the Design Standards rather than as a separate policy.
 - c. Anderson presented a streamlined rewrite that combines the *RV Parking and Use Policy* with the *Vehicle Parking policy*. Comments were taken into account for inclusion in the policy.
2. Permanent Roofline Lighting Survey – Results were compiled and shared with the community. Goode updated the board and reviewed the existing policies along with current thoughts. The board agreed that a balanced approach would best serve our community. Baumert will consolidate the feedback and present the next steps to the board for integration into the Design Standards or the development of a new policy.
3. New website and database update – The website/database update team met on March 3 to outline the requirements and desired features of the new website and HOA database. The group met again on March 16 to review the first draft of the new database. Highhouse provided an overview of progress on the new database and highlighted some enhancements not present in our current database. The database is approximately 50% complete, and work on the website will follow. During website development, certain

database components will be integrated to improve the user experience for owners. For example, it is expected that ACC applications can be completed and submitted directly on the website. The group is very pleased with the progress of the new database.

Executive Director

1. Scheduled office closures – none scheduled
2. Having left the community, Alex Gray resigned from the Board of Directors effective March 16.
3. Covenant Enforcement –
 - a. There are currently four unpaid 2026 assessments and eight late fees still outstanding. The board unanimously approved sending a notice of a pending lien along with a current statement to the owners who have unpaid 2026 assessments.
 - b. Highhouse briefed the board on covenant enforcement actions related to a White Cliff property over the past several years.
 - c. Several observed violations regarding trash cans and parked trailers outside were resolved upon recheck without HOA intervention.
4. The accounts receivable summary report was presented.

Common Areas

1. Common Area Maintenance Contract: The board unanimously approved the contract with Colby Cactus Cowboys, LLC, for maintaining the entrances, playground, sports field, and trails. The HOA will hire Captain Mow-It-All to mow the large field common areas in the community. These arrangements replace the previous contract with the golf course maintenance team.
2. Monument entrances sprinkler contract: The board unanimously approved replacing the malfunctioning sprinkler systems at all entrances and adding a connection or valve for potential future drip line installation. The addition of plants and shrubs at the monument entrances was debated. The initial cost and ongoing maintenance were weighed against any potential improvements to the entrances. No decision was reached regarding adding plants or shrubs.
3. Sauer contacted a well company to evaluate an old, abandoned well located in the HOA common area north of Trumpeters Court. The well company scoped the well this past weekend to assess the condition of the casing and its depth. We have not yet received the report from the well company. Options include capping the well with concrete or excavating and cutting off the casing, then capping and filling over the well. The latter option is more expensive but also more visually appealing. The board will wait for quotes before making a decision.

Old Business:

- A. Kershaw Ct – the landscape treatment around the fence perimeter is inadequate. Landscaping was not installed in accordance with the conditions of the ACC approval for this fence project. Several new trees were supposed to be planted around the outside perimeter of the fence to soften the fence’s stark horizontal lines. The board reviewed the original application, the subsequent ACC approval, and the current landscaping situation. After discussion, the board approved granting the owner until September 30, 2026, to fully comply with the landscaping requirements outlined in the ACC approval.

New Business:

- A. The board unanimously elected Ron Baumert to fill the open secretary position after Alex Gray’s resignation.
- B. Nathan Kettner is moving from the community and resigned from the board, effective immediately after this meeting.

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- C. Tim Beichley and Jeff Danielson volunteered for the two open board positions. Highhouse will follow up with both community members on the requirements and expectations before the next board meeting.

Adjournment - The meeting concluded at 7:57 PM. The next board meeting is scheduled for 6:00 PM on April 21 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132.

Board Handouts:

1. February 2026 Financials
2. KD Lighting References
3. Outdoor Sports Court draft

Mike Sauer, President of King's Deer HOA