



Board of Directors Agenda - Special Meeting
November 24, 2025 – Teleconference via Zoom @ 6:00 PM

Members Present: Mike Sauer (President/Common Areas), Kevin Pratt (VP), Tom Anderson (Treasurer), Alex Gray (Secretary), Ron Baumert, and Joel Dixon (Directors at Large)

Members Absent: Nathan Kettner (Trails)

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

Call to Order – At 6:00 PM, a special session of the King’s Deer Board of Directors.

I. Covenant change for assessments-

Pratt provided several reasons to extend the vote in Classic to change the covenant, raising the cap on the annual assessment. Gray agreed. Anderson also supported extending the vote to ensure all owners were heard. Despite the board’s efforts to inform the community, many homeowners remain unaware of the need to increase the assessment. Baumert then voiced support for the extension. Dixon concurred. While not a voting member, Goode also expressed assent. Sauer raised concerns about potential legal issues and suggested consulting the HOA attorney for an opinion, since a voting end date had been set. He also recommended asking the attorney about the possibility of separating the reserve funds in case the ballot issue is not approved in Classic. The board tabled the vote until after consulting the HOA lawyer. The board unanimously agreed to a conference call with Sauer, Anderson, Highhouse, and Aaron Goodlock, our HOA attorney, to discuss the vote extension and possibly dividing the reserve funds.

II. Setting the 2026 assessment-

The board unanimously approved setting the 2026 annual assessment at \$300.00 and the HOA insurance at \$17.00.

Adjournment - The meeting was adjourned at 6:44 PM. The next board meeting is set for 6:00 PM on December 16 at the Tri-Lakes United Methodist Church, 20256 Hunting Downs Way, Monument, CO 80132.

Mike Sauer, President of King’s Deer HOA