



King's Deer Open Forum

Highlands Homeowners

Host: Mike Sauer

March 11, 2025



Agenda:

- *Communication & Engagement Goals*
- *Open Discussion*



2025 Proposed Goals for Communication & Engagement

1. Conduct Open forums sessions to address Classic-specific and Highlands- specific resident's concerns in February and March.
2. Host workshops on budget, reserve study, and financial topics in April.
3. Distribute a volunteer interest survey in May.
4. Arrange summer activities at the sports field with volunteer assistance.
5. Organize seasonal celebrations with volunteer help.
6. Implement a structured communication system to reach homeowners within 48 hours.
7. Evaluate and implement an upgraded website with enhanced communication capabilities
8. Provide monthly progress reports, meeting minutes, and budget updates via email and the HOA website, ensuring timely delivery by the end of each month.
9. Launch a quarterly newsletter and a multi-channel communication strategy 2025 to foster better interaction and keep homeowners informed.

Open Discussion

- Are the proposed goals on track?
- What other issues should the board be addressing?

Seeking the community's input

Key Takeaways on the Goals

12 Highlands residents and 2 board members attended the 60-minute forum.

Feedback on the goals was generally positive

- “Moving in the right direction.” The extra emails and communications about meetings from the 2024-25 Board are noted and appreciated.
- Having more general meetings like this one are welcomed for greater community understanding and engagement. It’s also a good forum to get to know neighbors.
- More social events and volunteer opportunities were greeted with enthusiasm. Many of the homeowners present were willing to get involved in whatever is needed.
 - Action: Meeting attendees were asked to make their interests known on the meeting’s sign-up sheet.
 - Idea: Community Volunteer days for mowing, park clean-up etc. with online sign-up sheets.
- Request to Board: Is it possible to put some attachments with the Board minutes for greater context?
 - The Board members present agreed to look into this and balance with confidentiality as needed.
 - The Communications Calendar will be incorporated into the upcoming website updates.

Open Discussion & Feedback

1. Financial *[To be discussed in greater detail in April Financial Forum]*

- a. How are our capital investments approved?
- b. Why are the Classic and Highlands voting thresholds so different, especially when it comes to approving necessary fee increases?
- c. Is it possible to open our common spaces to the public (those who do not live in King's Deer) for money-making ventures?

(Ans: Not currently permitted in our liability insurance and would increase costs prohibitively. As a reminder, KD owners and their guests are permitted to use all common areas and amenities.)

2. Social

- a. For KD community events, could we bring in food trucks at the playing field?

3. Amenities

- a. The playground park, trails and soccer field are highly valued. Trails are expensive to maintain and paving them is not feasible. Can neighbors volunteer to do some of the mowing adjacent to the trails vs. hiring contractor?
- b. Would love to see Pickleball courts added.

Open Discussion & Feedback *(Continued)*

4. Miscellaneous

- a. Coyote packs are increasingly visible. Concern for small children and pets. Can the Board reach out to Parks & Wildlife for guidance and email residents about deterrent measures than can be taken?
- b. Can we amend the covenants to allow chickens (laying hens only)? Noted that this might exacerbate the coyote problem.
- c. Can anything be done to improve the area's communication infrastructure (e.g. fiberoptic, satellite, etc.)? Internet across King's Deer is very inconsistent, and many rely on it for working from home.
- d. Attendees expressed enthusiasm to explore a common trash collector for the community in order to save money and reduce wear and tear on the roads. Could be incorporated into annual dues? Several thoughts were presented along with interest to form a task force to explore.
- e. Residents were reminded of the change in water-usage reporting that now requires a photograph of the meter.
- f. Attendees requested that the Highland's and Classic communities come together in joint meetings and that follow-up action items are reported with status/updates.