

THE VILLAGE AT HIGHLANDS RANCH
October 8, 2019

This meeting of the Board of Directors was called to order at 1:00 P.M.

Quorum

Pat Morrison Roy Liljehorn Rich Arbogast Roch McGrath Dee Zall

Tony Hjelmstad was present for the ARC.

Chris Dunn was present for Perennial Landscape.

Randy Watt was present for the Managing Agent, WSPS, Inc.

Approval of Minutes

The minutes of the Board meeting held on September 10, 2019, were unanimously approved.

Homeowners' Forum and Guests

There were none.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad reviewed the ARC report.
- B. Short Term Leasing: ARC advises the board to delay 6 months as HRCA looks for legal guide lines for regulating AirBNB and the like.
- C. Change Guidelines (start/stop times for exterior contractor work): ARC voted not to change the current guidelines. The Board requested to revisit exterior contractor's stop and start hours at the next meeting.
- D. New Guideline Revisions: ARC may recommend additional changes to Revision 13, ver2 dated 8/2/19 approved at the September board meeting to be brought again to the board at their November board meeting.
- E. Other: Mr. Watt will arrange to have storm sewers cleaned to discourage raccoons from nesting that is becoming a public health issue.

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reported irrigation system winterization began today, fall fertilization and aeration was completed. Leaf clean ups will be ongoing.
- B. Gutter Cleaning, No Prune List: Both items in progress.
- C. Voluntary Snow Removal Agreements with Perennial and Homeowner: Mr. Dunn will shovel less than 2" of snow for \$120/home /year to be paid by the homeowner. Information will appear in The Village November newsletter.
- D. Other: Clock Replacement: The board approved \$900 for a new "F" clock if needed to complete the blowout for winterization this year of the irrigation system.

Management Report and Financials

- A. Financials and Disbursements: Reviewed.

Old Business

- A. Painting Updates: Mr. Liljehorn noted Phase I near completion.
- B. 2020 Budget Approval: The board agreed to increase the monthly assessment above the allowed CPI increase for 2019 to \$240/home/month. Mr. Watt will mail a Special Budget Meeting notice set for November 12th at 1PM at Eastridge Recreation Center to the homeowners.

New Business

- A. Newsletter: Should note the upcoming Special Budget meeting.
- B. 2020 Budget Presentation: Reviewed by Mr. Liljehorn and approved by the board.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 3:00 P.M.