

THE VILLAGE AT HIGHLANDS RANCH

October 12, 2020

This meeting of the Board of Directors was called to order at 9:30 A.M. at 9099. Prior notification of meeting location change was made in The Village newsletter.

Quorum

Pat Morrison Roy Liljehorn Rich Arbogast Dee Zall
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 8, 2020 were unanimously approved.

Homeowners' Forum and Guests

There were none.

Architectural Review Committee (ARC)

- A. Updates: The Fall property inspection is near completion.
- B. Painting Update: Phase II is near completion. It was noted that Mr. Liljehorn is removing unused dishes from homes as needed and will do so in Phase III if owner requests.

Landscape Maintenance

- A. Perennial Updates: Aeration and fertilization completed and irrigation to be turned off and winterized. by October 15th.
- B. Fall Pruning (Front Bushes)- Will be scheduled for mid to late October.
- C. Retaining Walls between 8932 and 8938: The board approved repairs by Perennial at a cost not to exceed \$500.
- D. Other: 1) 2021 Irrigation repairs to focus on pinched lines by tree roots. 2)The board approved storing snow shovels in the gazebo on the Court..

Management Report and Financials

- A. Financials and Disbursements: No report was required.
- B. 2021 Budget Drafts: The board approved the drafts submitted by Mr. McGrath with changes to be communicated to Mr. McGrath by Mr. Liljehorn. The draft includes a \$3/home/mo increase which is within the limits of the Declaration (CPI), therefore, requiring no ratification by homeowners.

Old Business

- A. Road Repairs: Mr. Liljehorn still trying to get a response from the county.
- B. Record Storage/Reduction: Ms. Morrison requested financial records for 2017/2018 to be delivered.
- C. Tree Care: Mr. Liljehorn reported that brown areas in trees due mostly to drought conditions.
The board approved \$150 for two treatments to address the blighted tree at 8986. Borer treatments to be considered later. The pine tree in the Court needs more water than currently receiving just from rain fall.
- D. Storage Shed: No further discussion required.

New Business

- A. Newsletter: Nothing noted for the upcoming newsletter.
- B. Incorporate Retaining Walls into Reserve Budget: Completed.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 11:00 A.M.