

THE VILLAGE AT HIGHLANDS RANCH

November 10, 2020

This meeting of the Board of Directors was called to order at 9:30 A.M. at 9070. Prior notification of meeting location change was made in The Village newsletter.

Quorum

Pat Morrison Rich Arbogast Dee Zall Roch McGrath

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 October 12, 2020 were unanimously approve.

Homeowners' Forum and Guests

There were none.

Architectural Review Committee (ARC)

- A. Updates: The Fall property walkthrough has been completed and a summary provided the Board.
- B. Painting Update: Phase II has been completed and a list of colors chosen by each homeowner supplied ARC.
- C. ARC Vacancies: Three vacancies come spring; all are 3 year terms.

Landscape Maintenance

- A. Perennial Updates: Winter preparations completed of the irrigation system.
- B. Fall Pruning (Front Bushes)- Completed.
- C. Retaining Walls at 8932 and 8938: Not completed.
- D. Leaf Cleanup Complaint: Mr. Dunn noted that mowers were used as this was an unscheduled leaf pick up using equipment from a morning job. Leaves will be vacuumed this week during the regularly scheduled pick up.
- E. Post Replacements: There are six bad split rail fence posts (Perennial) and one privacy fence post behind 5717 (High Country). No cost estimate provided.
- F. Gutter Cleaning: Homeowner contract with Perennial. Work will be done in the next few weeks.
- G. Other: Perennial will pick up leaves one more time as well as clean up along Gleneagles Pkwy.

Management Report and Financials

- A. Financials and Disbursements: Mr. McGrath noted that Reserve funds may drop below \$50,000 in 2021 and recommended that the board be cautious with Reserve spending next year.
- B. 2021 Budget Approval: The board approved the 2021 Budget with an increase of \$3/home /month in accordance with the the Maximum Allowable Increase (CPI).

Old Business

- A. Road Repairs: The county will be contacted in the Spring.
- B. Record Storage/Reduction: 2017/2018 boxes have been delivered.
- C. Tree Care 8986: Blight and borer treatments will be discussed in the Spring. To late to do this fall.
- D. Other: Concrete issue around a manhole cover 5775/5785 to be addressed in the Spring with the County.

New Business

- A. Newsletter: 2021 Budget, Several complaints regarding cars not being garaged so a reminder of Parking Rules, Upcoming vacancy terms (3 ARC, 2 BOD), Annual meeting considerations.
- B. 2021 Annual Meeting: Statewide restrictions will need to be considered in determining date and location.
- C. Follow Up ARC 2020 Inspection: Follow up in the Spring on specific tree and bush replacements..
- D. Other: Mr. Watt will check on 55+ (age restrictions) documentation required for all dwellings in the community

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 10:50 A.M.