

THE VILLAGE AT HIGHLANDS RANCH

August 13, 2019

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

Quorum

Pat Morrison Roy Liljehorn Rich Arbogast 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 July 9, 2019, were unanimously approved.

Homeowners' Forum and Guests

5717 was present to observe and to thank the ARC for its prompt handling of his requests. Also discussed was an irrigation issue, a tree that needs to be removed at 5727 on homeowner's property, and the removal of unused satellite dishes in The Village (this is not a priority of the board).

Architectural Review Committee (ARC)

- A. Updates- Rules and Regs: Mr. Hjelmstad referred the board to the highlighted areas. The board will review and make comments prior to the next ARC meeting.
- B. 9076 Request: The board agreed to the installation by the homeowner of a Autumn Blazed Maple tree replacing a tree removed five years ago.
- C. HOA Irrigation Boxes: Mr. Arbogast volunteered to paint the boxes located on the side of dwellings located at 5785, 8955, and attached to the brick wall next to 9081 to match existing boxes.
- D. Water-free Bird Baths suggested by Colorado Health Dept.: The board agreed that bird baths are not a problem within our community, a sentiment shared by Highlands Ranch Association.

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reported that all previous directives have been completed. He also noted that the bushes pruning has been completed, some contract clearance pruning yet to be completed, and that the mite treatments done in specific areas last winter appear to have been very successful. Still do not have a workable solution to identify for the workmen NO PRUNE properties.
- B. Bushes and Low Limbs: See notes above.
- C. Edging at 9098 and 5747: Mr. Dunn will address.

Management Report and Financials

- A. Financials and Disbursements Were Reviewed.

Old Business

- A. Painting Updates: Mr. Liljehorn provided a list of bushes/trees to be cleared from homes prior to painting by Baer Creek. The board approved the additional work at a cost of \$1,075.50.
- B. Landscape Contract Quotes: Mr. Arbogast is expecting quotes to be in by the end of September.
- C. Tree Plan: Mr. Liljehorn provided a three year plan by Bear Creek. Written proposal to follow.
- D. Tree at 9010: The board approved the action presented by Bear Creek at a cost of \$382 for this tree. Mr. Watt will forward approval to Bear Creek Tree Service.

New Business

- A. Newsletter: Mr. Liljehorn's financial notes will be included in the October newsletter.
- B. Branches on Roofs: The board agreed to clear roofs for the Phase I painting. Others to be done later.
- C. Roofing Shingles: The board agreed that the color and make approved in 2000 and reaffirmed in 2011 will remain the same. Grade of replacement shingles is up to the homeowner.
- D. 2020 Budget Schedule: The board is working on the schedule.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 2:50 P.M.