

THE VILLAGE AT HIGHLANDS RANCH

April 11, 2017

This meeting of the Board of Directors was called to order at 1:05 P.M.

Quorum

Pat Morrison Roger Nagel Bob Sparks Ann Kitchin

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

Chris Dunn was present for Perennial Lawn Landscape, Inc.

Approval of Minutes

The minutes of the Board meeting held on March 11, 2017, were unanimously approved.

Homeowners Forum and Guests

There were none.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed. The Board approved the addition of sod to tree holes (5757/5717), the removal of dead bushes in front and sagging branch (5727). Chris Dunn will determine if the tree behind the mailboxes (8997/9021) needs to be removed. Bush in front (8992) will be determined with the June walkthrough.
- B. Water Use Committee: The Board authorized Barbara Lewis to continue with research and the formulation of a feasibility study group.

Maintenance Report

- A. Perennial Updates: Fertilization and pre-emergent applied, water will be turned on soon without additional moisture, and fruit reducer to be applied this week. Mowing and edging to be done on Thursday.
- B. Review Work Requests: See A. in the ARC Report above.
- C. Sod Replacement (5757/5727): See A. in the ARC Report above.
- D. Develop Ten-Year Plan to remove blighted trees: Chris was directed to itemize trees and their condition. Determine cost to remove 3-6 trees per year for budget consideration. Prioritize front yard trees.
- E. Other: Downspouts may need to be redirected at 9057/9065 when wall work begins.

Management Report and Financials

- A. Financials and disbursements were reviewed. It was noted that no deposits are being held.
- B. Utility Boxes: Mr. Watt has contacted the companies noted on the list. County repaired concrete sidewalk problems exist at 5754 and 5764. Newly replaced sidewalk corner (Gleneagles Pkwy. & Greenspointe Lane: South entrance) by the County.
- C. Jim Moore was approved to prepare The Village 2016 tax report for \$350.

Old Business

- A. Retaining Wall Contract Finalization: See E. in the Maintenance Report above. Contract is being revised to reflect all three retaining walls to be done this spring.
- B. Split-rail fence (boards and rails). Board will request ARC members to check condition during this spring's inspection.

New Business

- A. Newsletter Input:
- B. Other- website: 1) New Documents have been updated. 2) "Selling Your Home" to be reviewed by Ms. Kitchin. 3) Old minutes/financials are stored electronically. 4) Mr. Watt will see that minutes pop up without an extra download step. 5) The final copy of the previous monthly Board minutes will be sent to Board members prior to the monthly Board meeting for their review.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 2:40 P.M.