

THE VILLAGE AT HIGHLANDS RANCH

April 10, 2018

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

Quorum

Pat Morrison Bob Sparks Ann Kitchin Roy Liljehorn Roch McGrath

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 March 13, 2018, were unanimously approved once amended to show that the Treasurer is Mr. McGrath and the Secretary is Ms. Morrison. The March 13, 2018, Annual Meeting Minutes were acknowledged. Formal approval of these minutes will take place at next year's annual meeting.

Homeowners' Forum and Guests

5736 was in attendance to ask about the posting of the May and August 2017 HOA Board's minutes and to request a copy of the 2017 water study.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed. The Board agreed that the request for a standard mugo pine be denied at 5766 as it would not be appropriate for the space intended.
- B. OWL Council: Arborist and Landscape Design Architect: The Board agreed that input from an arborist at no cost would be acceptable. More information is needed in regards to the scope of work included by a design architect in her \$150 per hour charge as well as a sample of her report.
- C. Drought Resistant Plant/Tree Lists: Info provided by the OWL Council and accepted by the Board.

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reported the application of pre-emergent (beds/turf) and fertilizer to the turf. The back areas will be aerated soon. The spring cleanup will also take place within the next few days. The irrigation system will be inspected before May 1st.
- B. New/Outstanding Work Requests:
 1. Culvert (5774/5764)- Mr. Liljehorn will meet again with a county engineer on site for consultation.
 2. 5746- A sprinkler head may need to be uncovered at the end of the retaining wall near a tree.
- C. Pre-paid Discount for Annual Tree Spraying: The Board agreed to continue the program. Fruit reducer will be limited to front yards only and blight treatments to designated evergreens throughout The Village.
- D. Tree Installations (8992, 9099, 9089, 5727): The Board agreed to use the tree list provided by the OWL Council. Mr. Dunn will advise Homeowners of the best choices.
- E. Use of "High Efficiency Nozzles" suggested by Centennial Water: To be discussed at the meeting set with Mr. Dunn later this week.

Management Report and Financials

- A. Financials and Disbursements: Were reviewed. The US Bank signature card was updated.
- B. WSPS Contract Amendment: The Amendment to the Management Agent contract required by the State will be noted as the Second Amendment and reviewed at the next meeting incorporating language discussed.

Old Business

- A. D2 Sod/Seed Warranty: D2 will repair/replace area under portable toilet and equipment traffic areas. Additional seeding in areas adjoining sod, and previously seeded areas that were washed out, where actual retaining wall construction took place.

New Business

- A. Newsletter Input: Ms. Kitchin noted recurring newsletter items.
- B. Paint Cycle 2019: Paint reps will be interviewed later. The committee chaired by John O'Leary is building a scope of work for the painters, which he will discuss at the May meeting.
- C. Gazebo Party: Tables and chairs will be stored in same location. Parties will be held on the Court.

Adjournment

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