**THE VILLAGE AT HIGHLANDS RANCH**

**August 8, 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 Jill Brumbaugh

Tony Hjelmstad was present for the ARC.

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 July 11, 2017, were unanimously approved.

**Homeowners’ Forum and Guests**

5736 was present to present an updated request for the installation of a drip line.

**Architectural Review Committee (ARC)**

1. Updates: Mr. Hjelmstad reviewed the report noting there was no quorum at the last meeting. 8992 needs a new bush that was removed by the association.
2. OWL Council: Centennial Water District will be auditing the irrigation system. The OWL will meet next on 8/18 or 8/19.
3. ARC/Board Discussion: There was no discussion as there was no quorum at the last ARC meeting.

**Landscape Maintenance**

1. Perennial Updates: Mr. Dunn reported water being off due to the recent rainfall. Therefore, only new sod would be watered at this time. Bush pruning has been completed. Tree pruning per contract is starting today. Re-seeding mite kill will be preceded by aeration. The gate latch has been repaired
2. Review Old/New Work Requests: The board was concerned that a valve box was left uncovered behind 8962 for an extended period of time. In the review of Perennial’s invoice it was noted that tree roots will continue to caus problems with the irrigation system. It was also reiterated that there should be no work done for homeowners that might be billed to the association.
3. Blighted Tree Removal Plan: Mr. Dunn has selected 5 trees. An arborist has suggested that 3 of the trees may be treatable. The other two (9089, 9099) should be removed once the board has discussed possible replacements with the homeowners. It was also noted that the board is collecting estimates for major pruning
4. Perennial Contract Discussion: The board wondered if skipping a mow for example would equate to raking rocks. Mr. Dunn replied that this example would be hard to negotiate as the next mow would take more time to complete and that different workers other than the mow crew would be needed to rake rocks.

E. Trimming Both Sides of Split Rail: Mr. Dunn will do both sides.

F. Other: 1. The board directed that 3 trees be limbed up (8937/8943/8955/8967). 2. The board agreed that adding rock mulch is not a priority at this time.

**Management Report and Financials**

A. Financials and disbursements were reviewed.

# Old Business

1. Retaining Wall Updates: Ms. Morrison reported that top soil, sod and seed will be used to fill in the traffic areas. Other repairs include touch up painting and downspout repairs. Final inspections upcoming.
2. Violation Letters: There were none.

**New Business**

A. Newsletter Input: There was none.

B. Budget Approval Meeting: Approval by the members scheduled for 10/24. There will be a notice sent.

**Adjournment**

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 3:15P.M.