

## THE VILLAGE AT HIGHLANDS RANCH

August 14, 2018

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

The resignation of Bob Sparks was acknowledged. The Board approved the appointment of Dee Zall to complete the vacated term as a Director at Large. Roy Liljehorn was appointed Vice President.

### Quorum

Pat Morrison      Ann Kitchin      Roy Liljehorn      Roch McGrath      Dee Zall

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 10, 2018, were unanimously approved.

### Homeowners' Forum and Guests

5747 questioned Ms. Zall about her qualifications as a Board member. 9076 was present to request a tree. The Board agreed to review the request in the spring. 5736 was present to observe and asked a financial question later in the meeting.

### Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed. 55+ records are being updated.
- B. OWL Council: It was agreed to spend an additional \$200 to complete the tree inventory by Sid Wolf and provide a written report.
- C. Other: 9076 maple tree request: See Homeowner Forum above. Owner would pay for the tree to be planted in the back of his house; currently, the moratorium on planting trees in outer maintenance areas is still in place.

### Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reviewed his report. Irrigation issues are ongoing.
- B. New/Outstanding Work Requests:
  - 1. Watering instructions for new plant material: Provided by Mr. Dunn.
  - 2. Pruning of lower hanging branches: Mr. Dunn noted that trees in fronts are handled under his contract. The Board asked Mr. Dunn to quote the pruning of branches off roofs and the trees over 12 feet along Gleneagles Pkwy. Mr. Dunn was going to call Matt's Maintenance Tree Service, who he uses for trees he is unable to trim. Pat Morrison was going to get a bid for the same work from another tree service.
  - 3. Update on use of HEHs: Mr. Dunn noted that HEHs could be mixed with regular pop-up nozzles, but there would be a loss in efficiency. Chris was going to look into locating the popups that were removed from the two HEH site areas.
  - 4. Update on treatment area 5717, 5727, 9069, 9068: increase water and fertilized 90% improvement noted.
  - 5. Clocks reduced by 10% as a result of cooler nights.
  - August 21: Weed spraying of rock beds (walking) as well as large weeds in the lawn.
  - 6. Approved cost, \$420, to remove/grind stumps, replace sod for four trees — 5766, between 9004 and 9010, 5737 (?), and ? later in the year.
- C. Maintenance responsibility for trees along Gleneagles Pkwy.: Mr. Watt reported that the Metro District will put in writing that the trees belong to The Village.
- D. Other: The Board approved \$420 for the pruning of four low hanging fruit trees. Mr. Dunn will investigate the removal of bushes at 9057 shown on the July invoice. The two entrances (and both sides), gazebos, and parks are to be added to the list of places to prune whenever the landscaper prunes Homeowners' bushes.

### **Management Report and Financials**

- A. Financials and Disbursements: Were reviewed and accepted. 5736 raised a question of Mr. Watt, which required Mr. Watt to do some research and would provide the answer via email to 5736.
- B. Rebate update on HEHs: Submitted.

### **Old Business**

- A. Approval of "Paint Guidelines": Delayed in consideration of new information.
- B. Other: 1. Increase on shoveling depth: It was agreed to remain the same at two inches (2"). 2. Tree roots on 5736 and 5746 Way and in the park area. Currently, only in the corner park area, a proposal to slowly add soil over/around the roots to bring up the level of turf surrounding the roots might work. Board will seek input from an arborist before making a decision.

### **New Business**

- A. Newsletter Input: Reminder for recommended plantings.
- B. Open split-rail fence: Topic was intended to address the 6' privacy fence. It was agreed that both are in need of repairs sooner than later.
- C. Next Paint Cycle: See A. under Old Business.
- D. Watering Sensors at 5766: It was agreed that there is no Board concern as the sensors are a rabbit deterrent and Homeowner is using their own water.

### **Adjournment**

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