

THE VILLAGE AT HIGHLANDS RANCH
December 12, 2017

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

Quorum

Pat Morrison Bob Sparks Ann Kitchin Roger Nagel Jill Brumbaugh
Randy Watt was present for the Managing Agent, WSPS, Inc.

Approval of Minutes

The minutes of the Board meeting held on November 14, 2017, were unanimously approved.

Homeowners' Forum and Guests

There were none.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed. Discussion followed on meaning of replace and repair in our *Declaration*. No resolution was reached. It became a "homework" assignment for the Board to look further into our *Declaration* and its wording.
- B. OWL Council: The Board reviewed the OWL report, approved a 15 minute presentation by the committee at the Annual meeting, and agreed the committee works under the Board rather than the ARC.
- C. Matrix Discussion: A few conflicts remain for further discussion.

Landscape Maintenance

- A. Perennial Updates: There was no report **provided**.
- B. Review Old/New Work Requests: The culvert/drain behind 5774/5764 needs a repair estimate to keep the hole from increasing in size and making it safer for walkers and pets from falling in.
- C. 5785 Drainage Issue: Top dressing completed.

Management Report and Financials

- A. Financials and disbursements were reviewed.

Old Business

- A. Special Assessment: The notice should include "actuals" as of 11/30 with a note that 12/31 data is not available at the time of the mailing. The proxy should include wording with regard to who may vote a proxy.
- B. Status of Electrical (North Entrance): Power appears to have been restored.
- C. Status of Window Repair-Randy reported repairs at(North Guard Shack): Not completed. Cost estimated to be \$200 to \$250.

New Business

- A. Newsletter Input: Include 2 Board vacancies to be filled at the upcoming Annual meeting and a note about trash issues.
- B. Ad Hoc Declaration Committee: It was agreed that money spent on amendments that would require 67% approval might be better spent on other items at this time.
- C. Increase Cell Towers: Individual residents contact HRCA to voice their opinion.
- D. Other: It was noted that Pro Disposal changed pick up times without notice.

Adjournment

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