

# THE VILLAGE AT HIGHLANDS RANCH

December 11, 2018

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

## Quorum

Pat Morrison Roy Liljehorn Roch McGrath Dee Zall Ann Kitchin

Perennial was not present

Randy Watt was not present for the Managing Agent, WSPS, Inc.

## Approval of Minutes

The minutes of the Special Budget meeting and the regular Board meeting held on November 13, 2018, were unanimously approved.

## Homeowners' Forum and Guests

Guests: 9040 and 5717

### Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed. ARC has approved the removal and replacement of tree the in front yard of 5766 with a Hot Wings Maple.
- B. Revising Rules Document: Specifically, 6 points of concern. Jeri Evans agreed to chair committee. Roch McGrath and Ann Kitchin have volunteered to sit on committee. Pat Morrison would notify ARC so that Jeri Evans would be aware of Roch & Ann when setting up meetings.

### Landscape Maintenance

- A. Perennial Updates: Mr. Dunn's quote for tree removal and replacement was reviewed. #5766-tree removal \$200 and replacement \$585; 5737-\$400 removal, \$585 replacement; 9004-\$360 to remove and grind stump. A review of this tree's price is being questioned and an answer will be forthcoming. 9058-trunk split on tree in rear of property-for safety reasons tree to be removed. All four trees including split tree to be removed by Perennial. Where replacement trees have been agreed to, planting will be done in the spring. Branch at 5737 over hanging roof will be done by Bear Creek Tree Services over the winter.
- B. New/Outstanding Work Requests:
  - 1. All cleanup of needles, leaves and berries throughout The Village has been completed.
  - 2. Mite treatment is being done. Residents were not notified. Mite map of areas to be treated was not used.

### Management Report and Financials

- A. Financials and Disbursements: Were reviewed and accepted. Currently anticipated is about a \$15,000 year end transfer into the Capital Fund.
- B. 2019 Budget: Not included will be any sod replacement as well as no major tree program. Other cuts are possible.

### Old Business

- A. Tree Care Program Update: The Board approved hiring Bear Creek Tree Services to identify tree branches that need to be addressed now to avoid damage to homes this winter. Roy Liljehorn will contact them.
- B. Paint Cycle: Joint meeting with ARC to take place as part of the January board meeting on January 8<sup>th</sup>. As part of this meeting, "Article 4 section 7" of the *Declaration* Ann Kitchin requested be reviewed as it relates to the painting.
- C. Fence Repair : HCP was finishing up the replacements, and the next Roy Liljehorn will paint the new posts/boards.
- D. Violation Letters: 9010,9052-Letters sent. The Board will monitor the owners and the corrections.

### New Business

- A. Newsletter Input: None as of the meeting
- B. If a homeowner has HOA remove a tree in the front of their home at HOA expense, the replacement must be done within a year of removal or it becomes the owner's expense and requires ARC approval..

### Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 2:10 P.M.