

## THE VILLAGE AT HIGHLANDS RANCH

**February 13, 2018**

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

### Quorum

Pat Morrison      Bob Sparks      Ann Kitchin      Roger Nagel

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 January 9, 2018, were unanimously approved.

### Homeowners' Forum and Guests

5736 was in attendance and asked whether the HOA pays for annual audits or reviews and to suggest limiting paint colors, as a cost saving measure, as well as possibly changing the current method used to paint the houses. Board explained the existing procedure in place: Three phases over three years equals one cycle. This method, a phase, a certain area to be painted, set up occurs there, paint colors have been selected and placed in a trailer, all three phases of painting in a complete cycle as well as the total cost for each of the three years for budget purposes.

### Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed. Mr. Dunn will replace the bushes (under warranty) at 5716 with input from OWL on bushes that tolerate heavy shade and soil preparation.
- B. OWL Council: Owl is researching how to obtain Centennial Water rebates on upgraded heads.
- C. Matrix Discussion: Final changes are sought by the ARC.

### Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reported minimal seasonal activity.
- B. Review Old/New Work Requests: The culvert/drain behind 5774/5764 will be addressed later for a permanent repair. On all repairs in the future a cost estimate will be provided and approved prior to work being done. Materials used for the temporary repair will be stored in a guard shack.
- C. Mailbox Plowing: Will be plowed as in the past when snow is 2 inches in front of the box.
- D. Pre-paid Tree Spray Discount: The board will revisit the cost in two months.
- E. Chemical Use on the Property: Mr. Dunn will provide advance notice, provided a list of chemicals used on the property, and provided a chemical registry application for a homeowner.
- F. 5716 Bush Replacement: See ARC report above.

### Management Report and Financials

- A. Financials and disbursements were reviewed. \$15,407.20 (remaining balance) was transferred from Operating to Reserves.

### Old Business

- A. Guard House Window: Replaced. Ann will arrange window cleaning in spring.
- B. Large Pickup Trucks: Trucks 2 tons or larger are not permitted to park outside within our community.

### New Business

- A. Newsletter Input: Board candidates to be included. (Tony Baird, Roy Liljehorn, and Roch McGrath).
- B. 5736 Request for Restated Financials: The Board agreed that the present financials are up to industrywide standards and are suitable for the annual budget process.
- C. Board requested Managing agent provide them calculation of retroactive CPI from the beginning of Subassociation.
- D. Board requested to review annual meeting notice, proxy, and agenda before mailing out.

### Adjournment

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