

# THE VILLAGE AT HIGHLANDS RANCH

February 12, 2019

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

## Quorum

Pat Morrison Roy Liljehorn Roch McGrath Dee Zall Ann Kitchin

John O'Leary was present for the Painting Committee.

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 8, 2019, were unanimously approved.

## Homeowners' Forum and Guests

There were none.

## Architectural Review Committee (ARC)

- A. Updates: The report submitted by Mr. Hjelmstad was reviewed. The Board approved the Administrative Approvals as requested except at the end of "b." This should now read: "... expense following the approved bush and tree lists for The Village."  
"ARC Spring Walk Through" will be in May, weather permitting.
- B. Painting Committee Update: Mr. O'Leary led a discussion to include multiple year contracts, warranties, scope of work, and payment options. The Board approved the estimate from TriPlex Painting for Phase I (\$53,000) pending further negotiation of terms.
- C. ARC is in their final review of some adjustments to the Rules. ARC will present final adjustments at the March meeting at which time the Board will review and comment.

## Landscape Maintenance

- A. Perennial Updates: There were no new updates.
- B. New/Outstanding Work Requests: Mr. Dunn will attempt to apply the second mite treatment, the chemical Talstar, on 2/14 weather permitting.
- C. E-mail Blasts: The Board requested more detailed information should be provided for any chemical applications and/or any landscaping work to help and alert all Homeowners with necessary information.
- D. Snow Removal Notifications: Mr. Dunn will notify Mr. Watt when there will be no snow removal. In turn, Mr. Watt will notify a Board member, who will inform Annette Bossert to send out an e-mail blast.
- E. E-mail Blasts: See C and D above.

## Management Report and Financials

- A. Financials and Disbursements: Were reviewed and accepted. Year-end budget variance (\$21,769) was transferred into Reserves.
- B. Approval of Invoices: Mr. Watt will e-mail all invoices to all Board members.
- C. Douglas County Snow/Ice Responsibilities: A Homeowner can contact the County to remove snow or ice from the streets. A Homeowner should be specific as to the street areas needing attention. The county will eventually respond to requests from anyone.
- D. File Contents in South Guard Shack: Mr. Watt provided the State requirements for retention of HOA records. The amount of room for storage has become an issue.
- E. South Guard Shack Lighting: The Board will review photos of a recommended LED replacement fixture. \$93 per fixture; two (2) are required: Total \$186.

## Old Business

- A. Description of Garden Club and OWL Council: Ms. Morrison will draft information to possibly encourage more resident participation.

## New Business

- A. Newsletter Input: Directory changes, Board vacancy, and other Annual meeting information.
- B. Annual Meeting Updates: The usual mailing will take place.
- C. 2019 Painting Contract: See B. under ARC above.

## Adjournment

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