

THE VILLAGE AT HIGHLANDS RANCH

January 9, 2018

This meeting of the Board of Directors was called to order at 2:10 P.M.

Quorum

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

Approval of Minutes

The minutes of the Board meeting held on December 12, 2017, were unanimously approved.

Homeowners' Forum and Guests

There were none.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed. Questions were raised in regard to the amount of time an RV is permitted to be parked within the Community and the addition/use of driveway extensions.
- B. OWL Council: Owl requested a 30 minute presentation at the March annual meeting.
- C. Matrix Discussion: Amended version to be discussed at the next meeting.

Landscape Maintenance

- A. Perennial Updates: There was no report provided.
- B. Review Old/New Work Requests: The culvert/drain behind 5774/5764 will be addressed for now with fencing to keep people and pets away. Further investigation will take place later regarding the cause of the continuing wash out problems and options for repairs. The owners at 5764, 5774, and 5784 should be informed.
- C. Past Invoices: Perennial has no outstanding invoices left from 2017 to submit.

Management Report and Financials

- A. Financials and disbursements were reviewed. The Board directed that the reported balance of \$15,407.20, as of December 31, 2017, be transferred from the Operating Account to the Reserve Account .

Old Business

- A. Special Assessment: Approved. Homeowners to be notified of passage and payment options of \$180 special assessment commencing February 1, 2018, to cover additional Operating expenses and additional funds to Reserve for future house painting and fence work.
- B. Status of Window Repair: Santa Fe Glass to be out this week to provide estimate to do the repair as soon as the weather permits.

New Business

- A. Newsletter Input: Interest for upcoming Board positions, outcome of special assessment meeting, and annual meeting information.
- B. Incentives from Centennial Water: The Board is checking to see if there might be rebates for upgraded heads similar to those being offered to residents of Highlands Ranch.
- C. Centennial Water Shutoff Valve Maintenance? This is not their responsibility.

Adjournment

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