

THE VILLAGE AT HIGHLANDS RANCH

January 8, 2019

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

Quorum

Pat Morrison Roy Liljehorn Roch McGrath Dee Zall

ARC members present were John O'Leary, Jeri Evans, and Darwin Willey.

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 December 11, 2018, were unanimously approved.

Homeowners' Forum and Guests

None

Architectural Review Committee (ARC)

See the joint meeting notes below.

Landscape Maintenance

- A. Perennial Updates: See the following Landscape Maintenance notes.
- B. New/Outstanding Work Requests: Tree removal at 5766, 5737, 9004, and 9058 was completed as agreed. The second mite treatment will take place around January 29th, depending upon weather. Chris D. will send a notice to the Board to allow time for an e-mail blast to Homeowners/Residents prior to the treatment.
- C. Year-End Invoicing: Completed.
- D. Other: The Board approved the estimate from Bear Creek Tree Service in the amount of \$2,142. Mr. Watt will contact Bear Creek and arrange where to have the proof of insurance sent.

Management Report and Financials

- A. Financials and Disbursements: Were reviewed and accepted. Year-end balance to be transferred into Reserve \$21,769

Old Business

- A. Violation Letters: 9010,9052: The properties are now in compliance.

New Business

- A. Newsletter Input: Annual meeting, e-mail blast regarding Board vacancies and developing a clear description of Garden Club and Owl to encourage more involvement from Homeowners/Residents in The Village.
- B. When to Shovel Snow: Two (2) inches or more determined by Mr. Dunn at his discretion per Board instructions prior to the beginning of the snow season.
- C. Communication of Snow Shoveling: As usual as determined by Mr. Dunn.
- D. Perennial Shoveling for Individual Homeowners? Board agreed to offer beginning in the Fall of 2019 for snows one-half (1/2) inch but less than two (2) inches after the snow has stopped falling. This is entirely voluntary. Cost approximately \$110 per season, per property. Done by individual contracts.

ARC and Board Joint Meeting (3-Year Painting Program)

- A. Exterior Homeowner Repairs: Repairs to be done in "Three Phases". Homeowners need to complete their repairs prior to the start of their Painting Phase. Early repairs would need to be painted the existing color. ARC has all, old information on these colors. This follows Highlands Ranch (HRCA) requirements.
- B. Communication to Homeowners: Letters will be sent with instructions. Letters about the bay windows should be included just with Phase Two and Three along with a general letter. Prior to any current Phase, the painter will supply a complete list of repairs that must be accomplished by the Homeowner prior to the house being painted.
- C. Annual Meeting Painting Presentation: To be handled by the Paint Committee and ARC. Tony will handle the Power Point Presentation. Randy will take care of running all handouts.
- D. Three-year Paint Contract to be awarded at the February Board meeting. John will provide the Board copies of the bids. Painting to begin each year in mid-September and run through October for the years 2019, 2020, and 2021. Highlands Ranch has approved the colors.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 2:45 P.M.