

THE VILLAGE AT HIGHLANDS RANCH

July 11, 2017

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

Quorum

Pat Morrison Roger Nagel Bob Sparks Ann Kitchin Jill Brumbaugh

Tony Hjelmstad was present for the ARC.

Randy Watt was present for the Managing Agent, WSPS, Inc.

Chris Dunn was present for Perennial Lawn Landscape, Inc.

Approval of Minutes

The minutes of the Board meeting held on June 13, 2017, were unanimously approved.

Homeowners' Forum and Guests

9079 was present to discuss lack of water and communication to her emails. Chris Dunn thought repairs had been completed and would follow up following the meeting.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad reviewed the report.
- B. OWL Council: Will be meeting July 31, 2017
- C. ARC/Board Discussion: 1. 5736 is working with the ARC and the Board to come into compliance. 2. ARC/Board are planning a rear yard tree trimming day. Details will be discussed later. 3. It was agreed that the Board would consider ornaments/statues on a case-by-case basis. 4. It was agreed that the ARC should have the authority to approve most items. Should a request not be approved, the homeowner should appeal the decision to the Board.

Landscape Maintenance

- A. Perennial Updates: It was agreed that seeding of the winter and mite kill areas would not take place during the high heat of the summer. Mr. Dunn will advise the Board when he is proceeding with the seeding.
- B. Review Old/New Work Requests: Ann Kitchin gave Mr. Dunn a list of new work.
- C. Blighted Tree Removal Plan: The Board reminded Mr. Dunn to select 5 blighted trees in front yards that need to be removed this year. The Board will determine if replacement trees are warranted. Mr. Dunn will be clearing limbs hanging over walkways and interfering with dwellings/buildings that can be addressed from the ground per the contract. Mr. Dunn will remove branches touching the ground in the park area at the Place and Lane. The Board will continue to identify additional evergreen trees and that might require more bottom-up trimming at the next Board meeting.
- D. Split-rail posts: One post was replaced and was set in some concrete.
- E. Water Usage (Breaks, Leaks, etc): Water is paid by the association.
- F. Gleneagles gate: Gate still needs to be repaired.

Management Report and Financials

- A. Financials and disbursements were reviewed. Letters will be sent out August 1st to property owners who have outstanding balances remaining from the Special Assessment.

Old Business

- A. Retaining Wall Updates: It was noted that signed inspections are required prior to final payment.
- B. Violation Letters: mailed. Compliance has been noted to prior violation letters.

New Business

- A. Newsletter Input: Notation about water cutbacks on pop-ups and too hot to seed areas damaged by mite kill and other winter conditions at this time.
- B. Bush Pruning: "No Prune List" is being updated.
- C. No plantings of any kind on/around new walls and new rock areas. Mr. Watt will send a notice to all residents who are affected by the new reconstruction areas .
- D. Budget Workshop: 8/2/17 at 9:00 AM.
- E. Community Water Regulators: Procedures identified and now on record.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 4:00 P.M.