

THE VILLAGE AT HIGHLANDS RANCH

July 10, 2018

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

Quorum

Pat Morrison Bob Sparks Ann Kitchin Roy Liljehorn Roch McGrath

Tony Hjelmstad was present for the ARC.

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 June 12, 2018, were unanimously approved as amended to note that "N." under Landscape Maintenance should be titled "Other".

Homeowners' Forum and Guests

8937 and 5717 were present to discuss lack of watering resulting in dead or brown areas in the lawns. 5736 was in attendance to observe.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed. 55+ records are being updated.
- B. OWL Council: Will be meeting on 7/13 with another design architect. The committee is also seeking a diagnosis on turf problems from Dr. Lewis CSU and money from the water district for conservation efforts to date on the use of efficiency nozzles as well as \$1,000 towards an approved site that would be replanted using drought materials.
- C. Other: It was agreed to fund a tree survey (\$400) using Sid Wolf and to distribute the OWL newsletter to residents.

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reviewed his report. The board agreed to increase watering up to 140% in select areas and add fertilizer at a cost of \$400 to those areas during current 30 day hot spell. Mr. Liljehorn and Mr. McGrath will oversee irrigation water shutoffs in the future when needed. It was also noted that extra water added now to areas damaged by mites would help but it was agreed to address the mites in the early spring as previously agreed.
- B. New/Outstanding Work Requests:
 - 1. Culvert (5774/5764)-Completed.
 - 2. Mite/Tree Maps- Completed.
 - 3. Retaining Wall (8938)- repaired.
 - 4. Utility Boxes- Repositioned.
 - 5. Swampy area (8980) none found.
 - 6. Update on Install of High Efficiency Nozzles- Turf in the areas of these nozzles is looking good. The 18 high efficiency nozzles left will be stored and used where needed.
 - 7. Trees & shrub care-shrubs to be trimmed the week of July 23rd.
- C. Reported Brown Areas: Due to mites.
- D. Tree Replacement (5755): Should be 5737. Tree should be replaced in the fall or next spring.
- E. Dead Tree (5766): Should be replaced in the fall or early spring. Trees at 9010/9004 – in the rear should be removed in the fall or next spring, at which time the stump will be ground and sod put in.
- F. High Efficiency Nozzle Rebate: Mr. Watt will complete online forms and submit.

Management Report and Financials

- A. Financials and Disbursements: Were reviewed and accepted.
- B. Mailbox Pedestals: Post Office contacted but no response yet.
- C. Cable Lid: Located at 9028- Comcast contacted and work order created.

Old Business

- A. D2 Sod/Seed Warranty: Ms. Morrison reported project completed. 2 walls remain that were not part of the D2 project need minor repairs.
- B. Approval of Paint Guidelines: Not quite ready for board approval.
- C. Fence Staining: It was agreed to put off staining of the 6' perimeter fence normally included in with the 3 phase home painting in favor of future replacement. It was noted that Roger Nagel has estimates for replacement of the open rail style fence.

New Business

- A. Newsletter Input: Pick up neighbors newspapers when on vacation, trash cans are being tipped over, tree inventory approved, irrigation to be increased to stress areas.
- B. Future Replacement of Front Yard Plant Material: Watering responsibility of new plantings was questioned. Drip systems are not repaired by Perennial when new shrubs are planted. The board asked Mr. Dunn to estimate the watering needed for new plant material.
- C. Other: It was noted that the Irrigation Study done last year is being evaluated in regard to system repairs and replacement.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 3:25 P.M.