

THE VILLAGE AT HIGHLANDS RANCH

July 9, 2019

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

Quorum

Pat Morrison Roy Liljehorn Roch McGrath Rich Arbogast Dee Zall

John O'Leary was present for the Paint 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 June 11, 2019, were unanimously approved.

Homeowners' Forum and Guests

There were none.

Architectural Review Committee (ARC)

- A. Updates: Mr. Dunn reported that all requests were completed from the 6/14 ARC report. Mr. Watts will give Mr. Dunn a copy of an updated report showing additional open items.

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn noted replacement of controllers A and H along with related underground electrical repairs.
- B. Trees Inspection: 8926 and 8925 are homeowner responsibility. 8926 has removed his tree.
- C. Weeds/grass in Gazebo plantings: Not completed.
- D. Brown Areas and Wet Areas: Corrected as they were related to clock replacements noted above.
- E. Close Cutting of Turf: Due to grass being wet.
- F. Bush replacement 8932: Completed. Cost to remove and new bush \$75.00.
- G. Bush Pruning-Front Only: Mr. Watts will send out a letter immediately with work to be done late July.

Management Report and Financials

- A. Financials and Disbursements Were Reviewed.

Old Business

- A. Painting Updates: Mr. O'Leary reported that painting may be delayed to the first of September due to spring rains, one homeowner who has been away has yet to select colors, and noted that all carpentry repairs must be completed on a home prior to painting. Homeowners in phase two and three were notified of suggested repairs that would be best taken care of now and current costs if work was done at this time.

New Business

- A. Newsletter: Mr. Liljehorn's draft of a six month financial update that in final form would include June numbers was reviewed and accepted to be put on the back of the August newsletter. Mr. McGrath requested that on front of the August newsletter be included a reminder to phase 1 residents to be painted this Fall that each home gets only 3 colors and that all repairs must be completed before painting begins. This was also approved.
- B. Landscape Contract: Mr. Arbogast and Ms. Zall volunteered to develop a Landscape Maintenance Scope of Service outline including snow removal and begin the interview process with a goal of a contract by October.
- C. Gleneagles Ash Trees: Mr. Dunn has trimmed according to the contract.
- D. Gleneagles Ash Trees to Sell? The board was provided 2018 cost/pricing information.
- E. Various Tree Pruning: A three year plan has been requested from Bear Creek Tree Service.
- F. HRCA Newsletter (Electronic Sign): The board felt this was a HRCA matter. G.
Other: Mr. Liljehorn suggested that complaints about trees near homes needing to be pruned may not be a priority unless within the Phase I painting area.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 2:50 P.M.