

THE VILLAGE AT HIGHLANDS RANCH

June 13, 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

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 May 9, 2017, were unanimously approved when amended to reflect the correct address of 5727 rather than 5746 under Landscape Maintenance Sec. D. The minutes of the Board meeting held on May 11, 2017, were unanimously approved.

Homeowners' Forum and Guests

There were none.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed. 8937 has planted a tree with only a conditional approval. A violation notice will be sent informing the owner that the tree is, therefore, the current Homeowners' and their successor's responsibility to maintain at standards set by The Village Subassociation. A copy will be sent to the ARC for their files.
- B. Water Use Committee: Renamed the OWL will report at the next meeting.

Landscape Maintenance

- A. Perennial Updates: South facing lawns are not filling in as hoped from the winter and mite kill. The Board agreed to rake, seed, top dress, add extra water to these areas rather than re-sod due to the expense.
- B. Review Old/New Work Requests: An updated list was provided to Mr. Dunn. Volunteers will be assigned to manage irrigation shutoffs should problems arise. Edging is being stored at 9057 for replacement when wall is completed. Mr. Dunn will address low hanging branches per the contract. Ms. Kitchin noted that the latch gate directly across from Gleneagles needed repaired.
- C. Blighted Tree Removal Plan: Mr. Dunn noted that all will eventually need to be removed. The Board asked Mr. Dunn to select 5 trees in front yards that need to be removed. The Board will determine if replacement trees are warranted. Mr. Dunn quoted \$1,000 to remove a blighted tree and plant a new tree. To only remove the blighted tree with no replacement tree the cost would be \$600.
- D. Other: None.
- E. Hydrant Markers: To be removed.
- F. Weed Spraying: Mr. Dunn will check weeds at 8997/9021 and elsewhere.
- G. Split Rail Posts: Mr. Dunn will provide estimate to replace those noted and all posts as well as installing posts in concrete or not in concrete. The post directly back and between 9010 and 9004 Lane was to be replaced.

Management Report and Financials

- A. Financials and disbursements were reviewed.
- B. Other: Mr. Watt and the Board noted problems with the timely completion of the walls due to the limited skilled force locally and Mother Nature.

Old Business

- A. Retaining Wall Updates: All agreed it best to continue with the current contractor towards completion. A new subcontractor has just been retained by D² and will begin work within the week.
- B. Resident Improvements Without Approval: These will be treated as violations and fined.
- C. Utility Box (8902/8908): Repairs completed.

New Business

- A. Newsletter Input: Low branches to be pruned, wall work updates, better trash containment.
- B. Website: Front page (55+) statements should be reworded.
- C. Flood Lights: To be addressed later.
- D. HRCA Trash Collection Rules: None at this time.
- E. Violation Letters: Mailed two violation letters out on June 2nd.

Adjournment

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