

THE VILLAGE AT HIGHLANDS RANCH

June 12, 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

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 May 10, 2018, were unanimously approved.

Homeowners' Forum and Guests

5736 was in attendance to hear that the HOA's banking accounts are reconciled monthly.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed by Ms. Kitchin. In consideration of the number of items (violations) noted in the walkthrough the board discussed the need to prioritize items to be inspected in the future.
- B. OWL Council: The Camelot Design report is attached. The committee will meet on 7/13.
- C. Other: Jane Heath was appointed to the ARC to fill the vacancy of Barbara Lewis.

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reviewed his report (attached).
- B. New/Outstanding Work Requests:
 - 1. Culvert (5774/5764)- Costs reviewed: PUR Level (\$2500)(work completed). Perennial (\$300-\$400) (leveling off and sodding;. rolling up construction fencing and storing in south Guard House)
 - 2. 5746- There was no head buried.
- C. Tree Installations (8992, 9099, 9089, 5727): Trees installed per quote. The Board agreed to reimburse Perennial \$490 for the removal of three and the installation of 5 bushes at 8992.
- D. Use of "High Efficiency Nozzles": Perennial installed 130 nozzles on 5/21 to the agreed upon test areas.
- E. Lawn Problems: Mr. Dunn agreed to have the guys slow down when mowing and aerating. The board approved \$90 for Mr. Dunn to provide map of mite infected areas (turf) to be treated next January with spray and sodding in spring.
- F. Costs to Remove & Replace Trees: \$1000-\$2000 depending on the size of the tree.
- G. Revised Rain Sensors Cost: Mr. Dunn previously provided revised cost via email to be discussed in July as meeting ran to long.
- I. Repair Retaining Wall (8938): The board approved \$100 for replacement of top board
- J. Costs to Prune Trees: (9057) to be paid by homeowner. 8992 board approved \$85 for additional plants.
- K. Electric Box (5756): Perennial will repair box hit by mower.
- L. Pine Bore Spray Map-To be prepared by Chris and emailed out to residents prior to spraying the end of June showing actual trees to be sprayed. Chris cost for making the map \$45.00.
- M. Swampy Area (8980): To be checked.
- N. Preapproval of work to be done: All work requests by the board of Perennial will be followed up by an email from the treasurer including scope of work and price and confirmed by Chris before work is begun.

Management Report and Financials

- A. Financials and Disbursements: Were reviewed and accepted. The reconciliation of bank accounts should not be posted to the website.
- B. Mailbox Pedestals: Need to be painted/replaced between 8997/9021.

- C. Cable Lid: Needs to be replaced at 9078.
- D. Equipment Purchase: Reimburse Dar Willey \$112.24 for hand truck/dolly.
- E. Electrical Box: Needs to be repositioned at 9051 and 9057.

Old Business

- A. D2 Sod/Seed Warranty: Ms. Morrison reported D2 will continue to repair/replace areas damaged by construction and will address wall drainage issue (swale) at 5746. D2 has contracted with Perennial to do these repairs.
- B. Approval of 2019 Paint Colors: The Board will review.
- C. Approval Tree/Shrub List: Approved.
- D. Fence Replacement/Staining: Board to decide if to stain during paint cycle to when replaced.

New Business

- A. Newsletter Input: Pine spraying, irrigation issues.
- B. Tree removal/replacement (5766 and 5737): Currently on the 2018 list for late 2018 or early 2019
- C. Obtain Quotes for Tree Pruning Prior to Painting : Agreed. Pat and Bob will handle.
- D. Spraying for Borers: See A above. Landscape Maintenance section for steps being taken.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 4:15 P.M.