

THE VILLAGE AT HIGHLANDS RANCH

May 8, 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

Tony Hjelmstad was present for the ARC.

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 April 10, 2018, were unanimously approved.

Homeowners' Forum and Guests

5736 was in attendance to hear that the minutes of the May and August 2017 board meetings were posted.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed.
- B. OWL Council: The scope of work included by a design architect in her \$150 per hour charge as well as a sample of her report will be discussed at the next meeting May 15th.

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reported that the fertilization and aeration has been completed. The irrigation system will be inspected and ready for operation around the end of the week.
- B. New/Outstanding Work Requests:
 - 1. Culvert (5774/5764)-Mr. Liljehorn, Mr. Dunn, and Mr. Watt met with PUR Level (mud jacking system). The board agreed to use their services at a cost of \$2500 to include filling the void around the vault and replacement of the drain pan. Mr. Dunn will grade and sod around top of culvert for \$300. The temporary fencing if still usable will be rolled up and stored in guard house.
 - 2. 5746- A sprinkler head may need to be uncovered at the end of the retaining wall near a tree.
- C. Tree Installations (8992, 9099, 9089, 5727): The Board agreed to use the tree list provided by the OWL and reviewed by Mr. Dunn. Mr. Dunn will advise Homeowners of the best choices and arrange for installation. Mr. Dunn will also remove/replace bushes at 8992 at a cost of \$300.
- D. Use of "High Efficiency Nozzles": Mr. Dunn noted that the heads put out less water with an improved spray pattern but would require more time than may be available to put enough water down. He will coordinate test areas with the board to include 8 to 10 houses on the south side of the Way and about the same number on the west side of the Lane.
- E. Upgrading Rain Sensors: Mr. Dunn will check these when inspecting the system as noted above (9081 especially).
- F. Other: It was agreed that Mr. Dunn will try mowing some areas with the community at not less than 4" when the weather is hot.

Management Report and Financials

- A. Financials and Disbursements: Were reviewed. The Reserve Plan is now on the website to be updated quarterly.
- B. WSPS Contract Amendment: An addendum to the Management Agent Contract pertaining to disclosures as required by the state was signed.
- C. WSPS Contract in the future will spell out the amount of the salary increase rather than incorporated in the annual budget.

Old Business

- A. D2 Sod/Seed Warranty: D2 will repair/replace area under portable toilet and equipment traffic areas. Additional seeding in areas adjoining sod, and previously seeded areas that were washed out, where actual retaining wall construction took place.
- B. Summary of Meeting with Perennial: Mr. Liljehorn and Mr. Sparks noted a good working meeting which discussed heads, mow height, rain gauges, and culvert as previously noted.
- C. Painting Update: Mr. O'Leary noted the recommendation of 5 old and 5 new paint schemes for approval at the next meeting, color books to be available at Guiry's Paint store, the perimeter fence may not need to be painted and was not include in the estimates received, and the scope of work to be clarified.

New Business

- A. Newsletter Input: ARC member needed.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 3:50 P.M.