

# THE VILLAGE AT HIGHLANDS RANCH

May 14, 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

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 April 9, 2019, were unanimously approved.

## Homeowners' Forum and Guests

There were none.

## Architectural Review Committee (ARC)

- A. Updates: The ARC report was reviewed. Mr. Hjelmstad stated that the driveway at 9081 was approved after the installation but the owner could have been fined for not receiving prior approval.
- B. Other: Jeri Evans will be handling ARC requests through 6/8/19. Mr. Hjelmstad also noted that the ARC is working on rules updates that will incorporate number of concrete squares based on the length of the driveway
- C. Additional R & R 2019 updates: All external changes, properties that have retaining walls, and animals other than house pets.

## Landscape Maintenance

- A. Perennial Updates: Mr. Dunn noted mowing missed last week due to weather and irrigation set at 80%.
- B. Trees/Turf/Nozzle Replacements: Not completed.
- C. Removal of Head by Wall (9057): This head was replaced and properly adjusted last year so rest of the lawn in that area could receive water.
- D. Other: The Board agreed that notification of spot spraying of weeds using a back pack sprayer is not necessary.

## Management Report and Financials

- A. Financials and Disbursements Were Reviewed.

## Old Business

- A. Painting Updates: Revisions to the Color selection form were noted. One homeowner in phase 1 is still away and has not yet completed the form.
- B. 9076 Ash Tree: Improvement noted.

## New Business

- A. Newsletter: The board is considering mailing to non-resident owners.
- B. Newsletter Input: Include water shutoff volunteers.
- C. Retaining Wall Inspections: To be done by ARC during Fall inspections.
- D. Water Shutoff Volunteers: Mr. Liljehorn, Mr. Arbogast, and Mark Burnette volunteered.
- E. Voting: The board discussed voting by proxy vs. ballot. Will review statewide formula that establishes amount of dues and reserve a HOA should have on hand.
- F. Welcoming Committee: Maxine Melchoir will continue to greet new residents. Mr. Hjelmstad will get ownership cards from Ms. Melchoir in regard to 55+ requirements.

## Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 2:30 P.M.