

THE VILLAGE AT HIGHLANDS RANCH

November 14, 2017

This meeting of the Board of Directors was called to order at 1:05 P.M.

Quorum

Pat Morrison Bob Sparks Ann Kitchin Roger Nagel Jill Brumbaugh

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 October 17 and October 24, 2017, were unanimously approved.

Homeowners' Forum and Guests

There were none.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed.
- B. OWL Council: The Board was impressed with the irrigation presentation and will include some of the information in upcoming newsletters on the need to conserve water.
- C. ARC/Board Discussion: The Board reviewed the matrix and will offer changes to the draft.

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reported leaf clean up ongoing, gutter cleaning for those homeowners who requested same to commence as soon as the leaves defoliated, final aeration and fertilization completed, and final shrub trimming based on summer list upcoming.
- B. Review Old/New Work Requests: Tree removals and rail replacement completed. Guard house window replacement: Mr. Watt would call his window company.
- C. 5785 Drainage Issue: The grade between the homes was modified. More stone top dressing is required.
- D. Leaf Cleanup: Complaints seem to occur from re-accumulation of leaves between certain homes. Mr. Dunn pointed out that the contract only provides for one leaf clean up. Additional services could be provided on a time/materials basis.
- E. Snow Handling: It was agreed that when Chris Dunn determines two (2) inches accumulates, all homes will be done if needed.
- F. Mr. Dunn was requested to get the cost of quantity cost to purchase pop ups, rotary heads, rain sensors.
- G. Other: All homeowner landscaping requests first go through the ARC not the Board.

Management Report and Financials

- A. Financials and disbursements were reviewed.

Old Business

- A. 2018 Budget Discussion: The Board agreed to hold a Special Meeting to approve a special assessment in the amount of \$180/home on January 9, 2018. The purpose is to fund the Operating Budget for 2018 and to continue to adequately fund the reserves for future capital expenditures.
- B. CPA Discussion with Homeowner: Western States reported that it would cost \$30/month to create a custom report as requested by the homeowner. The Board declined the additional expense as this customized report was not needed by the Board. The homeowner was welcome to make such a request with Western States for such a report and payment arrangements for work required.

New Business

- A. Newsletter Input: Items from the irrigation audit may be included. Two, three-year vacancies on the Board.
- B. Ad Hoc Declaration Committee approved: Appointed were Annette Bossert, Jeri Evans, Ann Kitchin, Tony Baird, Rock McGrath, and Bob Sparks.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 4:05 P.M.