

THE VILLAGE AT HIGHLANDS RANCH

November 13, 2018

This meeting of the Board of Directors was called to order at 2:50 P.M.

Quorum

Pat Morrison Roy Liljehorn Roch McGrath Dee Zall Ann Kitchin

Barb Lewis was present for OWL.

Randy Watt was present for the Managing Agent, WSPS, Inc.

Approval of Minutes

The minutes of the Board meeting held on October 9, 2018, 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: Ms. Lewis reported that she had researched and could provide the qualifications needed in selecting an arborist for the community. She also researched and could provide common turf problems and the treatment for those problems. This information could be educational for the entire community

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn's report was reviewed.
- B. New/Outstanding Work Requests:
 - 1. Mr. Dunn was directed to remove the trees at 5766, 5737, and small pine tree between 9004/9010 as previously estimated.
 - 2. Mr. Dunn was asked to provide an estimate to remove the branch on the roof at 5736.
 - 3. Mr. Dunn was asked to update the map and estimate for mite treatment.
 - 4. Mr. Dunn reported that the tree at 9076 was not dead; leaves were shed early.
 - 5. Mr Dunn report that the bush at 5774 and at 8991 were both dead.

Management Report and Financials

- A. Financials and Disbursements: Were reviewed and accepted.
- B. 2019 Budget: The proposed 2019 Budget was not passed by a vote of the homeowners. Therefore, the 2019 Budget will be increased only by the 2018 CPI or \$6/home/month. Mr. McGrath will provide alternative drafts for Board consideration of a Special Assessment in order to meet the projected expenses.
- C. Other: The board will discuss at a later date the handling of gutter cleaning notice procedures.

Old Business

- A. Tree Care Program Update: To be discussed at a later date.
- B. Extension of Paint Cycle: To be discussed at a later date.
- C. Fence Repair Estmates: The Board approved the estimate from HCP in the amount of \$2680.

New Business

- A. Newsletter Input: Christmas party, Special Budget meeting results and options.
- B. Tree Issues (5746/9057/9065): To be discussed at a later date.
- C. Water Tree (9089): Board members volunteered to water as needed until new owner arrives.
- D. 9010 Truck Parking: Mr. Watt will send violation notice.
- E. 9052 Motorcycle parking: Mr. Watt will send violation notice.
- F. Bush trimming-Spring blast will clearly state that trimming of bushes apply only to those on the trim list.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 4:25 P.M.