

THE VILLAGE AT HIGHLANDS RANCH

October 10, 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 September 12, 2017, were unanimously approved.

Homeowners' Forum and Guests

5707 was present to observe.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed.
- B. OWL Council: The council will be meeting to discuss Centennial Water District's audit report.
- C. ARC/Board Discussion:
 - 1. Projects that can be approved by ARC without BOD approval. See below.
 - 2. Rules changes? See below.
 - 3. New Reserve budget item (ornaments, statues, etc.). See below.
 - 4. Homeowner vs. Subassoc. Matrix. The board would like to see the matrix address the previous 3 items.
- D. Source for approved paint colors for trim between painting cycles. Approved paint colors will be based on the colors on file for each specific property from previous painting cycle.

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reported completion of the fall fertilization, irrigation to be blown out by the end of October, storm-damaged trees to be removed/trimmed if **not** done ~~se~~ already, and check specific areas in the common area that were pointed out by the Board that may not have gotten fertilized. Five trees to be removed as directed if not already done. Mr. Dunn noted that fertilizer is not picked up by mowers when spread just prior to mowing. This process will be reviewed early next year. He will check miscellaneous labor costs back to January 2017 to be sure they were at the 2016 rate.
- B. Review Old/New Work Requests: New requests include replace one horizontal rail behind 9070.
- C. Blighted Tree Removal Plan: All four (4) homeowners would like new trees in the spring.
- D. Use of Herbicides and Pesticides: The Board's position has been communicated in that the association is satisfied that the products used on the property are applied according to state and industry's acceptable standards.
- E. Water Turn-off: Water is off now but can be turned on again if needed prior to blow out.
- F. Drainage between 5785 & 5795: The Board directed Mr. Dunn to pull back rock between homes to check the grade. Agreed on quote for establishing the grade between the two houses but not a French drain.

Management Report and Financials

- A. Financials and disbursements were reviewed.

Old Business

- A. Budget Approval Meeting: On schedule for October 24, 2017, at Eastridge Rec Center.

New Business

- A. Newsletter Input: Storage of community party items. Ms. Zall requested storage space for the upcoming year.
- B. 5785 Drainage Issue. See above.
- C. Tony Baird's Financial Questions: The board has received two emails containing financial questions; they are looking into them.
- D. Ms. Kitchin requested that the January/February agendas include Water Issue discussions on landscaping processes currently being used.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 3:45 P.M.