

THE VILLAGE AT HIGHLANDS RANCH

October 9, 2018

This meeting of the Board of Directors was called to order at 1:00 P.M.

Quorum

Pat Morrison Roy Liljehorn Roch McGrath

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 September 11, 2018, were unanimously approved.

Homeowners' Forum and Guests

5736 and 5766 were present to observe.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad's report was reviewed. Mr. Watt will write to 5774 in regard to their caregiver currently parking in the street requesting that the car be parked in the driveway and if necessary cardboard be placed under the car to catch leaking oil. and will check cable boxes at 5754 and 5764.
- B. OWL Council: There was no report.

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reviewed his report. Irrigation to be winterized by 10/10.
- B. New/Outstanding Work Requests:
 - 1. Check status of trees at 5766 and 9076. Provide quote to remove this fall if dead and replace in the Spring as needed.
 - 2. Check status of bushes at 5774, and 8991. If dead provide quote to remove this fall and replace in the Spring as needed. 5785 is owner's responsibility

Management Report and Financials

- A. Financials and Disbursements: Were reviewed and accepted.
- B. 2019 Budget Draft: The 2019 budget was approved. It will require a \$245 monthly HOA fee which is in excess of the CPI. Mr. Watt will send prepared information to homeowners in regard to a Special Budget Meeting November 13th at 1pm at Eastridge Recreation Center to approve the funding of the 2019 budget increasing the assessment over the CPI.

Old Business

- A. Tree/turf Care Update: Mr. Liljehorn is working with tree care estimates from three companies for clarification of services after which he will prepare a spread sheet for the board. It was agreed that the tree pruning take place as soon as possible once a tree service is approved. Copies of the tree survey done by Owel can be obtained from Barbara Lewis.
- B. Extension of Paint Cycle: Consideration includes the effect on the 2019 Reserve budget reflects painting to be started later next year and every home will be completed over the three year period.
- C. Ash Borer Treatment: It was agreed that future treatment of trees would utilize advise from the arborists.
- D. Street/Driveway Parking: (5774)See item A under ARC above.

New Business

- A. Newsletter Input: Upcoming budget approval meeting by homeowners.
- B. Parking Variance (9057): The board agreed to grant a variance for health reasons through the end of the year allowing homeowner to park one car in their driveway while remodeling.
- C. Fall Gutter Cleaning: Mr. Watt will mail notice to homeowners. Mr. Dunn will clean gutters as in the past at a cost of \$65.
- D. Fence repairs: Mr. Liljehorn and Mr. McGrath will obtain estimates to replace 8 posts along Glenagles Pkwy. for the next meeting. Mr. Liljehorn will take care of painting.
- E. Tree Service Update: See item A under Old Business above.
- F. Other: HOA Budget Meeting See item B under Management Report above.

G. Other: November 13th Regular Board Meeting: There will be a board meeting immediately following the budget meeting on 11/13.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 2:15 P.M.