

THE VILLAGE AT HIGHLANDS RANCH

September 12, 2017

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

Quorum

Pat Morrison Bob Sparks Ann Kitchin

Tony Hjelmstad was present for the ARC.

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 August 8, 2017, were unanimously approved.

Homeowners' Forum and Guests

There were no guests.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad reviewed the report noting that approved requests are being completed.
- B. OWL Council: The council is waiting for the Centennial Water District's audit report.
- C. ARC/Board Discussion: Submitted to the Board were suggested rules' changes for comment to include lawn ornaments, a tree/bush fund, approvals that can be made by ARC alone, and a Homeowner vs. Subassociation Responsibility Matrix.

Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reported that watering times have not been changed in favor of adding heads and making other adjustments. Mite kill, turf replacements, limbing up of certain tree branches, aeration, and the contract clearing prune have been completed.
- B. Review Old/New Work Requests: New requests include replace one horizontal rail at 9070, address tree overhanging fence behind 8932, and prune tree by wall at 9065.
- C. Blighted Tree Removal Plan: Mr. Watt will inform owners at 9089, 9099, 5727, and 8992 of tree removal and option to replace the tree or not in the spring. Mr. Dunn will be removing the trees in a couple of weeks. A tree behind 8932 will also be removed. No replacement on this tree.
- D. Use of Herbicides and Pesticides: The board discussed the use of these treatments at the request of a homeowner. Mr. Watt will respond informing the homeowner that the association is satisfied that the products used on the property are applied according to state and industry's acceptable standards.
- E. Watering times: The Board clarified that times could be changed according to weather changes.
- F. Pine needles under trees located on grassy areas will be cleaned up.

Management Report and Financials

- A. Financials and disbursements were reviewed.

Old Business

- A. Retaining Wall Updates: Ms. Morrison reported that the project of replacement of four walls has been completed within the special assessment amount. All residents have paid their special assessment in full.

New Business

- A. Newsletter Input: Reminders needed for removal of pet excrement, proper storing of outside planters, and homeowners' fall maintenance of gutters and downspout extensions.
- B. Budget Approval Meeting set for October 24, 2017, at 1:00p.m., Eastridge Rec Center. The Board agreed that the assessment level be set at \$215/home/month of \$10/month of the increase will go towards Operating expenses with \$5/month to add funding to Reserves.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 4:00 P.M.