

# THE VILLAGE AT HIGHLANDS RANCH

September 10, 2019

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

## Quorum

Pat Morrison      Roy Liljehorn      Rich Arbogast      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 August 13, 2019, were unanimously approved.

## Homeowners' Forum and Guests

There were none.

## Architectural Review Committee (ARC)

- A. Updates- Rules and Regs: The board approved the updated R&R Revision13, ver.2 dated 8/2/2019 as submitted.
- B. Painting Irrigation Boxes: Mr. Arbogast reported that 8955 and the back of the entrance sign were completed. Others can be painted as part of Phase I painting.
- C. Substitute ARC Chair: Jeri Evans and Jane Heath volunteered for the period of 4/9/20 – 5/11/20 during the absence of Tony Hjelmstead to act as chair and Jane to assist her.

## Landscape Maintenance

- A. Perennial Updates: Mr. Dunn reported normal irrigation repairs, fall fertilization and aeration within the next 60 days, and that the irrigation system will be turned off mid-October as usual.
- B. Other: Mr. Dunn will clean gutters again this fall (\$65) and will schedule once a homeowner's check is received at his office. Detailed information including where to mail the check will be in the October Village Newsletter. Mr. Dunn requested the No Prune list by 10/14. The board will offer suggestions to 5737 to address the water getting into the window well during the last major rain/hail storm. It is suggested that the downspout/extension be repositioned and that the window well be sealed around the window from the outside at the foundation.

## Management Report and Financials

- A. Financials and Disbursements: Reviewed.

## Old Business

- A. Painting Updates: Mr. Liljehorn noted that homeowners in phase 1 needed to immediately remove their screens as painters will begin power washing on September 12th. Email blast would be sent out. Final tree clearance prune in phase 1 would begin September 12<sup>th</sup>.
- B. Landscape Contract Quotes: Quotes were received from Perennial, LCS and DLC for Landscaping and snow removal. The board accepted the contract estimates from Perennial. Mr. Watt will notify bidders of the board's decision.
- C. Three Year Tree Plan: \$15,000 for a structural prune will be figured into the Long Range Plan starting in 2020.
- D. 2020 Budget Planning: Budget work session is scheduled for September 24<sup>th</sup> at 10am. Mr. McGrath will provide a draft for approval at the next board meeting.

## New Business

- A. Newsletter: Mr. Liljehorn's financial notes were reviewed for the October Village newsletter
- B. Proxy Voting: Reviewed.
- C. Short Term Rentals: The board requested ARC to continue working with Highland's Ranch to develop rules on short term rentals such as Air BNB.

## Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 3:15 P.M.