

THE VILLAGE AT HIGHLANDS RANCH
September 8, 2020

This meeting of the Board of Directors was called to order at 9:30 A.M. at 9070. Prior notification of meeting location change was made in The Village newsletter.

Quorum

Pat Morrison Roy Liljehorn Rich Arbogast Roch McGrath Dee Zall
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 11, 2020 were unanimously approved.

Homeowners' Forum and Guests

There were none.

Architectural Review Committee (ARC)

- A. Updates: Mr. Arbogast noted that board members have been requested to help with the Fall inspection. The board agreed there is no immediate concern for homes being occupied by house sitters.
- B. Painting Update: Phase II is still scheduled to start weather permitting Sept. 23rd or 24th.

Landscape Maintenance

- A. Perennial Updates: 1) Grading Issues (5747/5757)- Completed. 2) Replace 2 split rail posts at 9052/9082- Completed. 3) Fertilization and aeration to be completed soon. Water turned off, and lines blown out mid to the end October. Current weather conditions controllers will be turned off until the end of this week.
- B. Fall Pruning (Front Bushes)- Will be scheduled for mid to late October.

Management Report and Financials

- A. Financials and Disbursements: Mr. McGrath reported the HOA remains ahead of budget predictions.
- B. Other: 2021 Budget draft to be ready for approval at the November board meeting.

Old Business

- A. Stump Removal (8932): Completed.
- B. Road Repairs: Mr. Liljehorn still trying to get a response from the county.
- C. South Guard Shack Leak: Mr. Arbogast reported the leak mitigated. Suggested in the future tall plants should be planted avoiding sprinkler heads.
- D. Record Storage: Ms. Morrison reported purging will begin.
- E. Park Bench painting: Completed.
- F. Clearing of Plant Material for Painting: Completed.
- G. Edging Replacement: To be footnoted in the 2021 Budget.
- H. Additional Rock Mulch: To be footnoted in the 2021 Budget.

New Business

- A. Emergency Expenditures: Board members will immediately notify the other board members of authorized emergency repairs.
- B. Tree Care: Mr. Liljehorn will contact Bear Tree service to inspect for disease trees including pine tree in the Court and brown leaves on tree in the front yard at 8986.
- C. Newsletter: Future monthly meeting to be at 9070 at 9:30am until further notice..
- D. Other: Ms. Zall and Ms. Morrison will check with Tony Hjelmstad in regard to reports that HRCA will not allow the installation of a storage shed within the community.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 10:50 A.M.