

THE VILLAGE AT HIGHLANDS RANCH
February 14, 2017

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

Quorum

Pat Morrison Roger Nagel Jill Brumbaugh Chris Wilson Ann Kitchin

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 January 10, 2017, were unanimously approved.

Homeowners Forum and Guests

There were none.

Architectural Review Committee (ARC)

- A. ARC Report: Mr. Hjelmstad reviewed the ARC report and noted that the committee will track calls to homeowners in violation of rules prior to violation letters being sent on May 1st.
- B. Dog Run/Fence Committee: Proposed rules were revised and approved for distribution as an addendum to the Rules & Regulations at the Annual Meeting and posting to The Village's website.
- C. Violations review: Letter reviewed with pictures to the homeowner showing the landscape violations and the time frame for compliance be extended to May 1, 2017. The last sentence in future violation letters change the word "neighbor" to "The Village".

Maintenance Report

- A. Perennial Updates: Pre-emergent for weeds may be necessary due to the unseasonal warm weather.
- B. Snow Removal: It was noted during a past storm that the people doing the snow shoveling did not come back a second time. Mr. Dunn reported that the snow was a re-accumulation outside of the guidelines.
- C. Entrance Lights (south and north): Mr. Dunn will check if the bulbs/electricity is working properly.
- D. Review Work Requests: No outstanding open requests. Ann Kitchin went over the new requests, which included items found in the January ARC report.
- E. Other: Perennial will remove/cap irrigation around the retaining walls prior to construction.

Management Report and Financials

- A. Financials and disbursements were reviewed. It was noted that two deposits are being held. A special reserve account was opened to accept funds from the Special Assessment for the retaining wall replacement. Mr. Watt will send a copy of this statement when available as per stipulations in the contract.

Old Business

- A. Retaining Wall Contract Finalization: Ms. Morrison provided copies of the agreement with D2 Structures LLC for final Board review/approval. Comments from the board members are due by February 17, 2017. The board approved Ann Kitchin signing the contract February 17th if Board members had not found any problems with the contract. Mr. Hjelmstad will provide a copy of the plat to be included with the contract.
- B. Sidewalk/Ramp Issue: Mr. Watt provided copy of email to the county.

New Business

- A. Newsletter Input: Include a note about securing trash/recyclables, reminder of March's annual meeting, parking, and possible board member candidates.
- B. Coyotes: Handout to be available at the annual meeting.
- C. March's Annual Meeting Agenda: Reviewed.
- D. Other: Mr. Hjelmstad requested and the board approved the research of Xeriscaping for The Village. Annual meeting reminder notice to be emailed to all residents a few days prior to the meeting.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 2:50 P.M.