

**THE VILLAGE AT HIGHLANDS RANCH**  
**January 10, 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

Randy Watt was present for the Managing Agent, WSPS, Inc.

**Approval of Minutes**

The minutes of the Board meeting held on December 13, 2016, were unanimously approved.

**Homeowners Forum and Guests**

There were none.

**Architectural Review Committee (ARC)**

- A. ARC Report: Ms. Morrison reviewed the ARC report and noted that approval of new ARC members as well as board members takes place at the Annual March Meeting. The December report does not reflect the reports of ARC members following their fall inspections.
- B. Dog Run/Fence Committee: More discussion is necessary. A second meeting will take place January 17<sup>th</sup> at 7pm at the home of Pat Morrison.
- C. Hearing Request: It was agreed that Randy Watt will send another letter with pictures to the homeowner showing the landscape violations and the time frame for compliance be extended to May 1, 2017.

**Maintenance Report**

- A. Perennial Updates: Perennial's 3-year agreement was signed.
- B. Review Work Requests: 9089/9099- It was agreed that no further pruning is needed to the pine tree at this time. 8956/8962- It was agreed that the pine tree be pruned off the roof and the garage door for \$125.
- C. Other: Ice melt is to be spread by mailboxes as needed.

**Management Report and Financials**

- A. Financials and disbursements were reviewed. It was noted that no deposits are being held.

**Old Business**

- A. Retaining Wall Contract Finalization: Ms. Morrison reported that the contract has been revised to begin on or about March 1, 2017 with no increase. It was noted that a Builders Risk policy held by the association would only cover materials owned by the association once delivered to the site. Furthermore, it was agreed that Lien Waivers would be required by the contractor upon check requests and that the landscape portion of the contract be included as a part of the total wall agreement.
- B. Special Assessment Meeting: Scheduled for Tuesday, January 24, 2017. Extra copies of the wall pictures and Capital Long Range Funding Plan will be available at the meeting.
- C. Sidewalk/Ramp Issue: Mr. Watt will send a letter to the county along with pictures of the specific ramps and location expressing concern with ice buildup on the upper entrance on ramp, sidewalk, and road.
- D. Amendment of Declaration: The board members tabled at this time amending of the declaration.

**New Business**

- A. Newsletter Input: Include a note about proper storage of pots and planters over the winter months. Also repeating the notice of vacancies on the board.

**Adjournment**

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 3:05 P.M.