

Minutes for Board Meeting

Village at Highlands Ranch

October 11, 2022

I. Call to Order - Meeting was called to order at 9:32 am

II. Homeowners Forum – Some homeowners expressed they have not been able to contact PMI. Paul Laird gave them his mobile phone and asked that they contact him if they continue to experience problems.

III. Discussion of September Minutes – It was discussed the at the end of this meeting, the board would go over their notes for the September meeting to create minutes for that meeting.

IV. Landscape Maintenance – Perennial discussed some rocks will be installed in November beginning with the Evans home. Rock for sides of houses will be completed the first week in November. The HOA will pay four installments for a total of \$15,000

V. Architectural Review Committee – Discussed the use of architectural forms. Tony expressed his desire to come to our office and go through the PMI system. Also, a quote from Bear Creek in the amount of \$3,800, to trim before winter was discussed. It was noted the biggest tree to trim is at Paul Brown's residence. A motion was made and seconded to approve the commencement of this work

VI. Financial Review. September financials were reviewed. A motion was made and seconded to approve the September Financials.

VII. General Discussion – a discussion ensued concerning Middle and High School Kids cutting through the neighborhood. One of the residents called the school principal to complain and she expressed the sentiment that it was not her job to police school children in the neighborhood. It was determined that, there was little the community could do to stop this action.

It was stated that the community would be rewriting patio rules concerning what will be allowed and what will not be allowed. Kathy Blanchfield was appointed to the review committee.

VIII. FHA Community Disclosure Forms – It was stated that the 55 plus letters except for a new sale were in. In addition, it was stated that the community does not require FHA disclosure forms.

IX. Old Business, Insurance – It was stated enough HOA insurance had been secured from Scott at Parker Douglas and the document for South State bank can now be executed.

X. There being no further business, the meeting was adjourned at 10:40am

Addendum to October 11, 2022 Meeting Minutes

No minutes prepared to be approved.

Homeowners' forum and guests

Jeri Evans, Janet McGrath

Homeowners' concerns: No pruning list, not able to contact PMI, previous minutes not thorough enough, documents not on website. Each issue was discussed.

Architectural Review Committee

- A. Kids walking through the neighborhood. principal at school not helpful. Not much we can do about it.
- B. Light out the right side of the front entrance.
- C. Kathy Blanchfield new member of committee.
- D. Walk-through in process. Deadline November 1st.

Landscape maintenance

- A. Water to be turned off 10-1, sprinklers to be blown out 10-17.
- B. Retaining wall repair was discussed. Homeowner Gibson was given a quote by Perennial.
- C. Notice of rock distribution will be sent out.
- D. Dead grass will be taken care of in Spring.

Financial Report

- A. Water bill has not been paid since May. Perennial not paid last month.
- B. Financials approved.
- C. Roy and Paul will it together a budget for 2023.

Old Business

- A. FHA forms not needed.

New Business

- A. Bear Creek will trim 22 trees. Owners will be notified.
- B. Roy discussed the phone call with lawyers regarding insurance. We increased one policy.

Adjournment