

THE VILLAGE AT HIGHLANDS RANCH

December 14, 2021

This meeting of the Board of Directors was called to order at 9:35 A.M. at the Eastridge Rec Center. Prior notification of meeting location was made in The Village Newsletter.

Quorum

Pat Morrison Rich Arbogast Roch McGrath Dee Zall Roy Liljehorn

Tony Hjelmstad was present for the ARC.

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

Approval of Minutes

The minutes of the Board meeting held on November 9, 2021 were unanimously approved.

Homeowners' Forum and Guests

No homeowners were in attendance.

Landscape Maintenance

- A. Perennial Updates: Leaf cleanup completed.
- B. Gutter Cleaning: Completed.
- C. Drainage Issue (5736/5746): Downspout extension rerouted.
- D. Winter Tree Watering: The board agreed to not water the trees at this time. Perennial quoted winter watering of the trees which involved bringing up the system and draining it each time a watering was done. Mr. Liljehorn will get an opinion from Bear Creek in regard to winter watering of trees.

Architectural Review Committee (ARC)

- A. Updates: Mr. Hjelmstad reported that the committee is working on the wording of rules to address the displaying of signs and flags.
- B. 55+ HOA Status: Jeri Evans is working on the wording of the 55+ information gathering procedure.
- C. Fall Walkthrough: The committee is reviewing four inspection issues.
- D. Paint Committee: John O'Leary is formalizing the paint approval process for future committees.
- E. Other: The ARC will address with the individual homeowners: 1) Covering plantings using unsightly containers with lettering at 8996. Letter free containers would be fine. 2) Pruning of the tree off the sidewalk at 9004, and 3) Request to remove a live spruce tree at 9052 would require ARC approval and be at homeowner's expense.

Management Report and Financials

- A. Financials and Disbursements: Mr. McGrath noted that the HOA is a little ahead of the Operating budget at this time.

Old Business

- A. Tree Repair (5745): Mr. Liljehorn reported Bear Creek still waiting on the straps.
- B. Fence Post Replacement: Two posts replaced along Gleneagles Pkwy. Painting was done by Rich.
- C.

New Business

- A. Newsletter: Note meeting dates and locations for monthly and annual meeting for 2022 when available.
- B. Fence Post Replacement: None at this time.
- C. Tree Removal Requests: The ARC will engage the approved protocol.
- D. Annual Meeting Date: March 8, 2022 at Southridge at 1:30 P.M. (to be confirmed).
- E. Monthly Meeting Dates: Second Tuesdays every month at 9:30 A.M. at Eastridge (to be confirmed).
- F. Board Term Up In 2022: Mr. Arbogast informed the board that he will not seek reelection.
- G. Board ARC Assignments: The board agreed to keep the assignments the same as in 2021.
- H. Lights on continually Upper Guard House and entrance: Both regular light and those on timer: Randy will arrange for servicing.

Adjournment

There being no other business, upon motion duly made, the meeting was adjourned at 10:35 A.M.