

Agenda

Village at Highlands Ranch
Date: December 13, 2022
Location: 9099 Greenspointe
Highlands Ranch CO 80130
Time: 9:30 am

I. CALL TO ORDER – Meeting called to order at 9:30am

Board Members Present: Roy Liljehorn, Dee Zall Gene Kissinger, Rich Arbogast, Tony Hjemstad

ARC Members Present: Tony Hjemstad

PMI Members Present: Paul Laird

Village Residents: no homeowners present

II. APPROVAL OF THE NOVEMBER 8, 2022, MINUTES – Motion to approve the minutes made. Seconded. Unanimous approval.

III. HOMEOWNER FORUM – No homeowners present.

IV. LANDSCAPE MAINTENANCE

1. Perennial Updates – Chris not present. The board discussed that the stone from the first of four \$15,000 increments have been installed. The board will check with Perennial to make sure their understanding is correct.

V. ARCHITECTURAL REVIEW COMMITTEE

1. Tony said the architectural committee has the final draft of the rules for the board to review. The Committee would like to have the final draft of rules approved for the Annual meeting in March 2023.
2. Tony expressed that the Arch. Committee would like to begin notifying residents that are not compliant with trash can rules. Trash can rules are to be added to the newsletter.
3. The Board discussed that a Homeowner, Dona Gibson, located at 9039 S. Greenspointe Lane wants to put a modern privacy fence to replace the existing fence. Currently, there is no privacy fence allowed in that area of their yard. The homeowner wants their fence on the East side of the house with horizontal boards rather than vertical boards. The homeowner the proposed fence that is part of the patio. Preliminary pictures shown by Tony don't look good. Roy would like the homeowner to submit plans for the fence, send plans to the VHR Bord and HRCA and if the HRCA will approve the new fence replacement, then VHF board will also approve the new fence replacement.

VI. FINANCIAL REVIEW

1. Review of November Financials – Roy discussed the financial condition of the community is in being in good shape. Motion to approve was made, seconded, and approved.
2. Roy asked PMI to check on the status of the homeowners who are delinquent.
3. Budget review: Discussed a 6% increase for 2023.

- a. The board discussed that they examined various budgetary scenarios over the next 10 years. Without increasing the current 2022 budget, the reserves would be decreased to an estimated \$58,890 in 2028. In addition, considering the estimated capital projects for 2023 and beyond and by analyzing several different operational inflationary percentage increases, the board determined there should be a 6% increase.
4. The board discussed the need for a new perimeter fence over time. The estimated cost of the new fence is \$80 to \$95 per lineal foot, which is approximately \$103,000.
5. Motion to approve budget, seconded and unanimously approved.
6. 2023 Monthly dues total is \$270.00

VII. NEW BUSINESS – No new business.

VIII. Adjournment – Meeting adjourned at 10:28