**THE VILLAGE AT HIGHLANDS RANCH**

**February 8, 2022**

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**

Rich Arbogast Roch McGrath Dee Zall Roy Liljehorn

Annette Bosert was present to observe. 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 January 11, 2022 were unanimously approved.

**Homeowners’ Forum and Guests**

Mr. Liljehorn introduced the Board members to the new management team (PMI Denver Metro).

9089 was in attendance to discuss their landscape requests (see below).

**Landscape Maintenence**

1. Perennial Updates: There was no report required.

**Architectural Review Committee (ARC)**

1. Updates: 9089 landscape requests were approved by the board as follows at homeowner expense: 1) Installation of a maple tree (all in favor). 2) Plantings in the sie of the patio (3 in favor, 1 against). 3) Revamp garde between 9089 and 9099 (all in favor). The gas line at 8967 has been satisfactorily moved.
2. ARC Approval Process: Process to gather input from neighbors is desired.
3. Paint Committee: John O’Leary is working with the ARC to formalize the paint approval process.
4. Fall Walkthrough: The ARC is working with the homewners to resolve the issues at 8925, 5764, 5755, and 8955.
5. Rules Updates: Changes were approved for the 55+ information gathering, the displaying of Signs and Flags, and the replacement of HOA trees/bushes at homeowner expense.

**Management Report and Financials**

A. Financials and Disbursements: Mr. McGrath noted that the HOA is on track through January 2022.

**Old Business**

1. Tree Repair (5745): Mr. Liljehorn reported that Bear Creek has repaired the tree.
2. Winter Watering of Trees: The board agreed that this is not necessary at this time due to recent snowfall.
3. Fence Post Replacements: The posts at 5717 and 9079 along Gleneagles and a rail at 9070 have yet to be replaced.
4. Board Nominee: Gene Kissinger has volunteered to run for election (three year term).
5. Annual Meeting Agenda: Approved.
6. Annual Meeting Set Up: Board members will meet with the staff at Southridge.

**New Business**

1. Newsletter: The board agreed that the newsletter differentiate between the Board and the Social Committee content.
2. Guard Shack Doors: The board approved the replacement of two doors at a cost of approximately $2,000.
3. Snow Removal Policy: Mr. Liljehorn presented suggestions for updating.
4. Post Replacements: Nothing new at this time.
5. New Management Company: See Guests section above.
6. ARC Appointments: The board agreed to appoint Mr. Hjelmstad and Mr. O’Leary to new terms ending in 2025.

**Adjournment**

There being no other business, upon motion duly made, the meeting was adjourned at 11:15 A.M.