

Board Meeting Minutes

Village at Highlands Ranch

Date: April 11, 2023

Location: Eastridge Recreation Center

Highlands Ranch CO 80130

Time: 9:30 am

Board Members Present: Roy Liljehorn, Sherry Hitztaler, Gene Kissinger, Stu Keeton, Annette Bossert

Architectural Committee: Tony Hjelmstad

PMI Denver Metro: Paul Laird

I. CALL TO ORDER – 9:33 am by Roy

II. APPROVAL OF THE MARCH 14, 2023, MINUTES – Motion was made to approve the March 14, 2023, board meeting minutes, motion was seconded, minutes were approved.

III. HOMEOWNER FORUM – No homeowners were present.

IV. LANDSCAPE

1. Landscape walk-through in May and June. Tony will pick four board members for the walk-through. Tony informed the board that among other things he looks for previously approved projects that have been completed to check them off the list.

Stu Keeton, Annette Bossert, Sherry Hitztaler, and Gene Kissinger will do the landscape walk with Tony and other ARC members; completion date - June 1.

V. ARCHITECTURAL REVIEW COMMITTEE

1. Tony Hjelmstad leading Discussion. – Tony submitted his March architectural report to the board.

VI. NEW BUSINESS

1. Discussion of Gregg and Maggie Anderson Tree issue, 5776 Greenspointe Way. – The homeowners initial request was to remove the tree and plant a replacement. Homeowners were seeking permission to be remove the tree because they thought the roots might interfere with their foundation and overhanging branches could be problematic for their roof and for large vehicles that encountered the hanging branches over the street. The ARC did not approve the removal of the tree, so the Homeowners appealed the decision to the board. On Monday, 4/10/23, all five of the Village HOA Board members met on-site to review the situation. A crack was noticed in the Homeowner's foundation that was not caused by the tree and therefore that is a homeowner issue.

Roy had previously examined this tree with Bear Creek Tree Service, and their opinion was that the tree was healthy and did not need to be removed. The Board agrees: there is no reason to cut down the tree. They will consult Bear Creek to get their recommendation on how to trim the tree without damaging it. A motion was made to consult with Bear Creek Tree Trimming Service regarding proper tree trimming. Discussion of the options followed, ending with an unanimous vote to leave the tree intact and consult with Bear Creek regarding the trimming. The HOA will assume the cost, (the tree is on HOA land). Roy will contact the Homeowners to inform the homeowners of the Board decision. He will contact Bear Creek Tree Trimming to trim the tree and alleviate some of the concerns of the Homeowners.

For the benefit of the new board members, Stu Keeton and Annette Bossert, Roy explained the board members' role when they attend an architectural committee meeting and their role as a board member. He discussed the fact that Board discussions should remain confidential between board members.

VII. FINANCIAL REVIEW

1. Review of March 2023 Financials – Roy spoke about reserves and the fact that the previous treasurer didn't want the reserve account to be lower than \$58,000. Roy stated that he felt the Village was in good financial condition. He then reviewed with the board the cash disbursement page of the financial report.

VIII. Adjournment – There being no further business, meeting adjourned at 10:39