

BOARD MEETING
VILLAGE at Highlands Ranch
Date: May 9, 2023

BOARD MEMBERS PRESENT:

Roy Liljehorn, Gene Kissinger, Annette Bossert, Sherry Hitzler. Absent: Stu Keeton

ARC: Tony Hjelmstad

PMI: New Manager: TinaMarie Luna, 720-912-6162.

Perennial Landscape: Chris Dun

I. CALL TO ORDER - Roy, 9:30 AM

Introduction of TinaMarie Luna, new Senior Portfolio Manager from PMI;
Short description of Tina-Marie's position as our PMI representative; replacing Paul Laird
Previously worked with Western States;
New systems in place to counteract fraud.
Invoices should be sent to tinamarie@pmidenvermetro.com

II. APPROVAL Minutes (April, 2023). Addition to the Minutes: ARC asked for suggestions/WAY.

III. HOMEOWNER FORUM - No homeowners present.

IV. LANDSCAPE - Chris Dun

- * Water - Reduced to twice a week.
- * Lawn Mowing - Once a week, Tuesdays.
- * Continuing work at 9039 Greenspointe Lane: -Replacing sod, trimmers hitting steps, tree in front. Homeowners - responsible for border of rocks between sod and wood structures to lessen damage to wood steps, etc.

V. ARCHITECTURAL REVIEW COMMITTEE - Tony Hjelmstad

- * Tony: Questions about governing HOA documents; availability to homebuyers.
- * TinaMarie Luna: Covenants, Rules available through Realtors.
- * Problem: Board feels that perspective buyers should be able to see Covenants, Rules.
- * See: homewisestock.com; all docs, available to Realtors. Sellers should provide The Village Rules and Regulations. This information is available through the PMI portal or by calling Jennifer at PMI. TinaMarie will make available procedures to locate covenants, rules for perspective buyers.
- * Roy asked to check out dead Blue Spruce behind 5784 Place, Northwest corner of Lane and Glenwood Village Parkway.
- * ARC checked the Way as requested by Roy; Roy suggested the ARC form a sub-committee for landscape ideas and suggestions.

VI. NEW BUSINESS

- * Bear Creek Tree Removal Plan: Motion to approve \$967.50 to remove/trim 4 trees designated by Roy (HOA Board), and Bear Creek. Addresses: 5737; 9057; 9022; 5776.

VII. FINANCIAL REVIEW - Manager Report: TinaMarie Luna

- * Review of Monthly (March) Management Summary: Total Cash on Hand - \$209,527.00
- * Approval of Rule Changes as proposed by Tony Hjelmstad and the ARC Committee
- * MOTION PASSED. See "Rules and Regulations for the The Village at Highlands Ranch Sub-association," Revised May 9, 2023; Effective May 9, 2023.

VIII. ADJOURNMENT - Roy, 10:55 AM. Welcome to TinaMarie.

