



THE VILLAGE AT HIGHLANDS RANCH SUBASSOCIATION



Board of Directors Meeting
9099 Greenspointe Highlands Ranch, CO 80130
June 10, 2022

This meeting of the Board of Directors was called to order at 9:29am at the Eastridge Rec Center. Prior notification of meeting location was made in The Village Newsletter and on association website.

Quorum

Rich Arbogast Dee Zall Gene Kissinger Roy Liljehorn
Cheryl-Ann Adams was present for the Managing Agent and Paul Laird from PMI Denver Metro, Inc.

Homeowners' Forum and Guests

No owners were present at this time.

Approval of Minutes

The minutes of the Board meeting held on May 10, 2022 were unanimously approved.

Landscape Maintenance

Chris Dunn with Perennial Landscape was present to discuss mite damage to the sod around the community and give a monthly update. Perennial will try reseeding the area before the sod replacement option. Perennial Landscape will be implanting a fuel surcharge of \$75.00 a week for mowing due to the rising costs and inflation. They will re-evaluate after the 15th of the month to determine if the charge is still necessary. Water force is on at 100% as of 6/13/2022.

Architectural Review Committee (ARC)

- A. ARC Update: Process to gather input from adjoining neighbors for ARC requests. Tony Hjelmstad was present to discuss any updates.
- B. Fall Walkthrough: Status of issues at 8925, 5764, 5755, and 8925.

Management Report and Financials

- A. Financials and Disbursements: Paul Laird was present to discuss transition from US Bank to SouthState and the financial review of the community. He will assist the community in transition of software and invoice approvals once transition is complete.

Old Business

- A. Fence Post Replacements: Rich Arbogast updated the community of the 36 repaired/braced fence posts along and Glen Eagles.
- B. Guard Shack Doors are awaiting installation date. Mike Davis will contact Rich Arbogast for access.
- C. FHA 55+ Community Disclosure forms were discussed and determined how many signatures were left before completion. 13 signatures remain for completion. It was asked of mgmt. to add forms to new owner packets from continued compliance.

New Business

- D. Roy Liljehorn discussed the new law that was passed into effect. HB22-1137 would get rid of many foreclosure powers for HOA's when it comes to fines against homeowners accounts.
- E. The Board accepted the resignation of Rock McGrath from his position on the Board of Directors. The Board and community are grateful for his years of service to The Village at Highlands Ranch and his presence and experience will be missed. Thank you Rock for your service.

Adjournment

There being no other business, upon motion duly made, the meeting was adjourned at 10:46AM.