

**RECORD OF PROCEEDINGS
THE VILLAGE AT HIGHLANDS RANCH
HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING**

July 11, 2023

The meeting of the Board of Directors for The Village at Highlands Ranch Homeowners Association was held at the Eastridge Community Center at 9:30pm.

Call to Order --The meeting was called to order at 9:30pm by Roy Liljehorn, the following Board Members were in attendance as noted.

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

TinaMarie Luna, CAM was present from PMI Denver Metro.

MINUTES

June 2023 HOA meeting minutes were approved.

HOMEOWNER FORUM

No homeowners present; no forum necessary.

LANDSCAPE - Chris Dunn

- New sod for needy areas in the village - \$500.
- 9046 Lane - drainage issues, Affects 9040 as well - \$3000.
- Two huge Blue Spruce trees are starting to lean; Homeowner will remove.
- MOTION: HOA approved the motion that the homeowner will absorb 1/3 of the cost to restructure the foundation; partially caused by the Homeowner's removal of the two large trees. HOA will absorb the other 2/3rds of the cost. Chris estimates the cost - \$3000.
- Perennial will remove two dead bushes from 9068 Court.
- Perennial will remove one low-hanging branch from ash tree behind 8937 Lane.

ARCHITECTURAL REVIEW COMMITTEE - Tony Hjelmstad

- ARC Report - Tony Hjelmstad, Chair
Issue - 8925 Lane. Request for upper deck enclosure. ARC voted against it.
Discussed a possible owner deck enclosure, and the possibility of a general rule against upper deck enclosures.

Note: All rule changes are accumulated throughout the year; approved by the Board in early 2024; Approved by the Village residents at the annual March meeting.

- Trees/Fence Issues - Stu Keeton
- Stu presented a very professional report; Fence in good shape - little fence post rot.
- Tornado damage: tall tree lost branches that fell near homeowners - 5717, 5707 Way.
- Dead Aspen Tree - 5717
- Need to spray 34 Blue Spruce for Edger Bug - \$5084

- Three dead pines at the north entrance wall, behind 5784 Place, \$2700.
- Inject trunks of Ash trees for Emerald Bore
Total - \$16,000.

Sherry motioned and Gene 2nd, to approve spraying and injecting the Blue Spruce and Ash trees as well as remove dead and infected pines by Bear Creek tree trimming for approximately \$16K. The motion carried.

OLD BUSINESS

- USPS - Gene has not contacted them re: earlier deliveries.

NEW BUSINESS

- Annette requested inviting the HOA attorney to the next Board meeting, scheduled on August 8, 2023.

FINANCIAL REVIEW - Manager Report: TinaMarie Luna

Monthly Management Summary from 6/1 – 6/30

- Operating Account \$19,313.23
- Reserve Account \$218,253.73
- **Total Cash on hand** **\$237,566.96**

NEXT MEETING DATE

The next meeting will be on August 8, 2023, at 9:30am at the Eastridge Community Center

ADJOURNMENT

Being there, was nothing more brought up for discussion; the meeting was adjourned at 10:45am.