



THE VILLAGE AT HIGHLANDS RANCH SUBASSOCIATION



Board of Directors Meeting
9099 Greenspointe Highlands Ranch, CO 80130
August 9, 2022

This meeting of the Board of Directors was called to order at 9:33am at the 9099 Greenspointe. Prior notification of meeting location was made in The Village Newsletter and on association website.

Quorum

Rich Arbogast Dee Zall Gene Kissinger Roy Liljehorn Sherry Hitzaler
Cheryl-Ann Adams was present for the Managing Agent 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 July 12, 2022 were reviewed. Roy made a motion to approve the minutes as submitted, Rich seconded the motion and were unanimously approved.

Landscape Maintenance

Chris Dunn with Perennial Landscape was present to work around the community and give a monthly update. Discussion took place regarding sod and additional rock installation throughout the community. Aerating and fertilizing will take place in September.

Architectural Review Committee (ARC)

- A. ARC Update: Process to gather input from adjoining neighbors for ARC requests. Tony Hjelmstad was not present to discuss any updates but submitted a report for Board review..
- B. Fall Walkthrough: Status of issues at 8925, 5764, 5755, and 8925.

Management Report and Financials

- A. Financials and Disbursements: The financials were reviewed at this time. The Board of Directors discussed several reports and what they would like to see in the future.

Old Business

- A. Fence Post Replacements: Rich Arbogast updated the community of what has been repaired. No change in fence condition at this time. The Board thanked Rich for his hard work.
- B. Guard Shack Doors are installed. Mike Davis met with Roy and Rich for access and removal of old equipment.
- C. FHA 55+ Community Disclosure forms were discussed and determined how many signatures were left before completion.
- D. Roy Liljehorn shredded old HOA documents that was passed along from Roch McGrath over the years. Filing box returned to Roch upon completion.

New Business

Roy Liljehorn discussed updating the reserve study to better prepare financially for large upcoming reserve projects.

Adjournment

There being no other business, upon motion duly made, the meeting was adjourned at 10:18AM.