

The Village at Highlands Ranch
Monthly Board of Directors Meeting
Wednesday, August 14, 2024
Highlands Ranch Eastridge Recreation Center

I. August Meeting called to order at 3:30 p.m. by Board President.

Board Members Present: Gene Kissinger, Sherry Hitztaler, Stewart Keeton, Annette Bossert, Pam Smith.

PMI Manager, Kerri Bridges, Present.

ARC: Tony Hjelmstad, Present.

Perennial: Chris Dunn Present.

II: Open Forum (Limit three minutes per guest)
Owners Present: Tony & Wendy Baird

III. Approval of Minutes - July 2024 Minutes

An emailed motion to approve the July minutes was made by Annette and approved electronically by all board members. July Minutes were attached to August newsletter & added to PMI website.

IV. Committee Reports

A. Perennial Landscape

1. Chris Dunn stated water system turned down 30% and then turned off temporarily due to sufficient rainfall. He will monitor when water should be turned back on.
2. Drainage issue at 9098 was discussed. French drain may be clogged. The Board requested an estimate from Chris to restructure the landscape to promote better water flow from rainfall and irrigation.
3. Stump removal at 5784 is on Chris's to-do list.
4. The guard house planting project completed; looks beautiful!

B. ARC Report

1. Motion presented by President to approve The Rules & Regulations Flag and Dog Run Rules. Motion adopted. Updates bring us up to date with HRCA rules.
2. Addresses with raised edging have been forwarded to Chris Dunn for repositioning.
3. Bear Creek will be contacted to schedule fall tree trimming.

4. Split rail fence bordering the open space as checked by Stew and Tony: a very light white coating on areas of the fence appears to be the result of the natural aging process.
5. Surveillance cameras & doorbells were discussed. HRCA ARC & Village ARC *"approval is required for security/surveillance cameras, other than doorbell cameras. If the security/surveillance camera includes lighting, reference Section 2.44. Lights and Lighting. NOTE: Privacy law prohibits anyone from visually recording another individual without consent in situations where that person has a reasonable expectation of privacy. The expectation of privacy generally does not extend out in front of the home or on the street. Although cameras may pick up all or part of your neighbor's yard, they should be aimed most directly at your own."* Residential Improvement Guidelines adopted June 2024. Board requested this info be included in the September newsletter.
6. Students cutting through The Village was discussed.
7. Two rear iron railings have been approved by the ARC.
8. Douglas County has repaired the damaged sidewalk near 5785 Greenspointe Place.

V. Approval of Financials

Centennial Water Bill discussed. YTD there has been no water expense due to starting the year with a credit balance.

Pam reviewed the financials with the Board. Financials within budget. Motion presented by President to approve July financials. Motion adopted.

VI. Old Business

1. PMI Village website documents have been updated by PMI.
2. Fred Gerken's proposal to make our community an "Independent Living Community" was discussed. Additional snow removal would currently come at a yearly cost of approximately \$12,000. This additional expense requires community approval. Additional tree and bush maintenance also discussed. This is an unknown expense.
3. Motion presented by President to approve The PMI contract. Motion adopted and contract signed by Board President.
4. Board President signed the following documents submitted by The Village attorney at the July Board Meeting: Amended and Restated Assessment Collection Policy HB 22-1137; Amended and Restated Enforcement Procedure HB 22-1137; Amended and Restated Meeting Policy HB 22-1137.

VII. Next Meeting

September 10, 2024, 1:00 p.m. Highlands Ranch Eastridge Rec Center

VIII. Adjourn - Meeting adjourned at 5:05 p.m.