

The Village at Highlands Ranch
Monthly Board of Directors Meeting
Tuesday, July 9, 2024
Highlands Ranch Eastridge Recreation Center

Minutes

I. July Meeting called to order at 1:00 p.m. by Board President.

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

PMI Manager, Kerri Bridges

ARC: Tony Hjelmstad, absent. Perennial: Chris Dunn absent.

Attorney: Richard Johnston present

II: Open Forum (Limit three minutes per guest)
Owners Present: Tony & Wendy Baird, Lila Loots
Tony B. asked if we have enough reserves.

III. Approval of Minutes - May & June 2024 Minutes
May & June Minutes were unanimously approved by the Board electronically. Minutes were included with July newsletter & added to PMI website.

IV. Committee Reports

A. Perennial Landscape

Spots of Brown grass throughout the community. Perennial reported significant electrical issues with the sprinkler system; repairs have been made.

B. ARC Report

5764 & between 8992 & 8998, trim two trees near driveways; Stew will trim 5764. Discussed trees with broken branches. Bear Creek will do fall tree trimming and remove broken branches.

Second reading of Flags and Dogs rules moved to August.

Discussion regarding who receives Architectural request forms.

A motion was made and seconded to send an email to the community that Architectural request forms be submitted directly to Tony Hjelmstad.

V. Approval of June Financials

Pam reviewed the June financials with the Board. Pam approved. Motion and second approved by the Board.

VI. Old Business

In response to concerns by our residents at the June Board Meeting, the Board will meet with Paul & Ryan Laird and Kerri Bridges of PMI on July 23, 2024. Resident and board concerns will be discussed.

All tree limbs overhanging sidewalks less than 6'6" in The Village and along Gleneagles Parkway have been trimmed by Stewart Keeton. Thanks Stew.

Approval of Invoices: Board Members will review invoices online and let Pam know if they do or do not approve. Pam will forward final approval to PMI. Gene has backup approval in Pam's absence.

Gleneagles Sidewalk: Edging discussed. The soil and trees are ABOVE sidewalk level. To install edging would not solve the problem. Alternative solutions were discussed, i.e., replacing rock with mulch, and removing some rock. Tony B mentioned no complaints in 30 years & the appropriateness of the expense. Do we have adequate liability insurance? Board moved to inquire of the Attorney about Association liability.

VII. New Business

Attorney, Rich Johnston, reviewed HB 24-1152 (ADU) signed by Governor Polis on May 13, 2024. The Board will review the Accessory Dwelling Unit issue when HRCA sets guidelines. Initially, we will list our reasonable ADU concerns. We will ask our HRCA Delegate to inquire what plans HRCA has for ADUs.

At the Board request, the attorney prepared 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. After discussion, it was requested the documents be emailed to the Board for their review. To be signed at the August Board meeting.

PMI Denver Metro communication discussed. Kerri suggested that we add

Jennifer Borth, office manager, jennifer@pmidenvermetro.com, 720-912-6168 to our Homeowner's directory on page 7; Kerri Bridges, 720-912-6163. Also, not to use the PMI number in the directory ~~303-756-2220~~.

VIII. Next Meeting

August 13, 2024, 1:00 p.m. Highlands Ranch Eastridge Rec Center

IX. Adjourn - Meeting adjourned at 2:20 p.m.