

The Village at Highlands Ranch  
Monthly Board of Directors Meeting  
Tuesday, June 11, 2024  
Highlands Ranch Eastridge Recreation Center

I. June Meeting called to order at 1:01 p.m. by Board President.

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

PMI Manager, Kerri Bridges, sent a text at meeting time that she was unable to attend the Board meeting.

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

II: Open Forum (Limit three minutes per guest)  
Owners Present: Ann Kitchin, Lila Loots, Wendy & Tony Baird

Ann Kitchin presented "Assumption of Risk" re Gleneagles Village Parkway and the risk presented by the river rock falling from the rock area between the fence and the sidewalk. The sidewalk along the perimeter fence is The Village responsibility. There is no barrier, like edging, to hold the rocks in place. Perennial used to care for the area outside our perimeter fence, but that responsibility is no longer in the contract we have with Perennial. The Board will discuss this issue at the July 2024 meeting.

Lila Loots brought to the Board's attention that 2024 minutes have not been posted by PMI to our website. After discussion, the board agreed to approve minutes via email during the month following the meeting so they can be posted timely. It was suggested the minutes be added to the monthly newsletter. Please see VII. New Business I below. The PMI contract was discussed.

III. Approval of May Minutes

May 2024 Minutes were not approved as corrections needed. Annette Bossert was requested to make corrections to the minutes and present at the July meeting.

IV. Committee Reports

**A. Perennial Landscape**

In Chris Dunn's absence, the following was discussed:

1. Blite in pear trees. Perennial will investigate.
2. Requested bid from Perennial for stump removal and planting three large Lilac bushes and three small Lilac bushes at 5784.

## B. ARC Report by Tony Hjelmstad

1. Bush Removal: Owner at 8997 approved The Village proposal. The Village and the owner will split the cost of bush removal.
2. The Village governing documents are not available on PMI website. Governing documents must be easily accessible to realtors.
3. Even though Tony has asked for several months, the 'work order' is still enabled on the PMI website. Requested PMI to advise owners to contact Tony Hjelmstad.
4. Tony has a list of locations for metal edging reinstallation.
5. First reading of two Rules and Regulation changes re: flags and dog runs.
6. Formal complaint by Owner: remove faded flag at 8967. Gene will talk to the 8967 Owners.

## V. Approval of May Financials

May financial report presented; Motion to approve, approved by Pam Smith, Treasurer, and seconded by all Board members. Pam continues to work with PMI on possible changes re how we reflect certain items. PMI made the changes requested. Tony Baird asked questions regarding the budgeting process and the possible impact of inflation on our reserves which were discussed in the meeting.

## VI. Old Business

- A. Guard house project was approved in April and is currently being completed.
- B. PMI Management Contract: revisions discussed; not moved to a motion.

## VII. New Business

- A. Add Renters & Owners to Neighborhood email blast. All owners and renters are on the email blast list.
- B. Rules, Declaration, minutes, and financials not easily available. See B 2 above.
- C. Political yard signs are permitted by the HRCA Rules and Regulations. In accordance with Colorado law, and the HRCA, "signs may only be displayed on property wholly owned by the homeowner or in a window of the unit".
- D. Tree Limbs: Tree limbs hanging lower than 6 feet, 6 inches above some sidewalks. This item will be revisited at the July meeting per an electronic vote by the board.
- E. 9004 tree: Special consideration needed for the "Memorial" tree.
- F. Request for a private wedding to be held at the corner park on July 7<sup>th</sup>. Pursuant to current Policy and Procedures, we cannot allow a private event on our public spaces. A motion was presented and seconded to allow a non-private wedding to be held at our corner park. Gene will talk to the residents.
- G. How to move forward with ADU issue. Legislature passed many new rules re HOA's, including Accessory Dwelling Units. Board requested the Association Attorney attend our July meeting to discuss changes and ensure our documents are up to date.

H. Invoice approvals: this item will be revisited at the July meeting per an electronic vote by the board.

I. Minutes for meetings: Motion presented and seconded that Board Secretary will prepare the meeting minutes asap after the meeting, then forward to the entire Board for review and comment. Upon final approval of the Board, the minutes will be attached to the next monthly newsletter.

#### VIII. Next Meeting

July 9, 2024, 1:00 p.m. Highlands Ranch Eastridge Recreation Center

#### IX. Adjourn

Meeting adjourned at 2:55 p.m.