

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

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

Perennial: Chris Dunn, present. ARC: Tony Hjelmstad, present.  
Owners present: Kathy Blanchfield, Wendy Baird, Tony Baird.

I. Call to Order

Meeting was called to order at 1:03 pm

II. Open Forum

An Owner had questions concerning the April financials: where is the adjusting journal entry for the \$11,000 insurance payment to \$5,000 reflected in the financials? The homeowner also noted the negative \$26,077.80 due to the reserves. The resident suggested that reserve loans be paid in the month they are taken. He also recommended that the board require two months' cash on hand in the operating account to avoid any future bank charges and that any funds due to the reserve account be paid in the month they are due. The resident asked what the \$1500.93 in Accounts Receivable consisted of?

III. Approval of April Minutes

A motion was made to approve the minutes from the April board meeting. The motion was seconded, and the minutes were unanimously approved.

IV. Committee Reports

A. Perennial Landscape

1. Chris from Perennial related that aeration, fertilizing and sprinkler system activation is completed, and they had removed the rock from around the guard sheds in preparation of new plants.
2. The Board discussed the two sections of remaining rock installation. Matter on hold.
3. Gene pointed out a lot of the edging is popping up. Tony said he would record them during the community walk-thru and make a list.

4. Kathy and Wendy discussed the plan to install new plants at the guard house. The budget for the project is \$5,000 that includes removing the rock. A motion was then made and approved to proceed with the guardhouse planting.

B. Architectural: Tony Hjelmstad

1. Tony stated a juniper bush removal at 8997 was approved by ARC Committee. Homeowner asked that the HOA pay for the removal. Sheri proposed that the HOA split removal with homeowner. The board approved splitting the cost with the homeowner; our cost not to exceed \$100.00. Tony will discuss with the owner.
2. Discussion re an Owner mounted a Navy bell near the front porch (non-permanent). Tony related that the rules do not prohibit that. Tony asked if the board should be looking at yard clutter? It was determined that yard art is allowed if it's removable and not permanently attached.
3. Leaning street light poles were discussed.
4. The board discussed that there are four rental properties in The Village. This is the maximum number allowed. Sheri asked that Residents be notified that we currently have the maximum number allowed. Board discussed if updates are needed for our policies and procedures.

V. Approval of April Financials

The board voted to wait approval to give Pam Smith time to review and approve April financials.

VI. Old Business

1. Fence Repair Update – Commercial Fencing and Iron company provided a \$14,400 bid to repair and paint the fence. This bid was approved by the Board. Split-Rail Fence company came out to review the damage but did not provide a bid. The Commercial Fencing bid was forwarded to Douglas County for acceptance.
2. PMI Management Contract – The board will address this issue next month when everyone has had a chance to review the contract.

VII. New Business – No new business

VIII. Next Meeting – June 11, 2024

IX. Adjourn – Meeting adjourned at 2:17 pm