**THE VILLAGE AT HIGHLANDS RANCH**

**August 10 2021**

This meeting of the Board of Directors was called to order at 9:35 A.M. at 9099. Prior notification of meeting location was made in The Village Newsletter.

**Quorum**

Pat Morrison Rich Arbogast Roch McGrath Dee Zall Roy Liljehorn

Tony Hjelmstad was present for the ARC.

Randy Watt was present for the Managing Agent, WSPS, Inc.

Chris Dunn was present for Perennial Landscape.

  **Approval of Minutes**

The minutes of the Board meeting held on July 13, 2021 were unanimously approved.

 **Homeowners’ Forum and Guests**

No homeowners were in attendance.

 **Architectural Review Committee (ARC)**

1. Updates: Mr. Hjelmstad referred to his report.
2. 55+ HOA Status: Mr. Hjelmstad noted HUD apparently has made identification changes with record keeping requirements involing renters and owners. The board asked Mr. Watt to confirm with counsel for the HOA on HUD requirements so a system can be developed conforming with current requirements.
3. ARC Record Storage prior to 2010: Mr. Watt reported that ARC approvals/denials records must be retained indefinitely.
4. Other: 1) 5736 has placed planters in the Common Area. 2) Mr. Hjelmstatd will check to see if downspout extensions at 5736 and 5746 have been moved to channel water onto the tie (retaining)wall.

 **Landscape Maintenance**

1. Perennial Updates: Front bush pruning and clearance of low hanging branches along Gleneagles and the Village completed.
2. Drip System for Guard Shacks: The board approved the installation of a PRV to reduce high pressure ($450).
3. Other: The juniper tree at 8925 will not be removed at this time.

 **Management Report and Financials**

A. Financials and Disbursements: Mr. McGrath noted that the Operating Budget constraints are being maintained.

**Old Business**

1. Phase III Painting: Mr. Arbogast reported that the project is ready to begin. New owners who have recently gone to settlement can still make changes to their exterior house colors.
2. Spruce Treatnments: Approved treatments ($427.50) on 5 spruces and 1 crab completed.
3. Blue Spruce Treatments: Approved foliar, deep root fert. and minor prune ($712.50) to 3 Blue spruces completed.
4. Sidewalks and Asphalt repairs: The board continues for the second year to pursue the County for repairs.
5. Fence Post Replacements: Two open split rail posts behind 8956 replaced. One post along Glenagles Pkwy behind 8902 had not been replaced.

 **New Business**

1. Newsletter: No items at this time.
2. Fence Post Replacement-Not previously reported: None:
3. Other: The board approved quote by Bear Creek Landscaping for repairs to the tree splitting at 5745 ($500).

 **Adjournment**

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 10:45 A.M.