**THE VILLAGE AT HIGHLANDS RANCH**

**July 13, 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

Tony Hjelmstad was present for the ARC.

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

Chris Dunn was present for Perennial Landscape.

**Election of Officers**

President: Roy Liljehorn (2024) Vice President: Dee Zall (2023) At-Large: Rich Arbogast (2022)

Secretary: Pat Morrison (2023) Treasurer: Roch McGrath (2024)

**Approval of Minutes**

The minutes of the Board meeting held on June 8, 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. The Board confirmed that the HOA does not maintain the drip system in front of homes. However, the system is checked whenever new plants are installed by the HOA. Homeowners must water new plants and trees as the drip system is not adequate to establish new plantings.
2. Spring Walkthrough: The ARC report was reviewed. Mr. Arbogast removed the bush at 5776. No replacement is required.
3. Other: Input from homeowners is being gathred in regard to the construction of a formal meeting area in an open area on the Lane. First comments received are not supportive.

**Landscape Maintenance**

1. Perennial Updates: Front bush pruning and clearance of low hanging branches scheduled to begin Thursday.
2. Drip System for Lower Guard Shack: Mr. Dunn will provide estimate after he sees how the upper one goes..
3. Drip System for Upper Guard Shack: Mr. Dunn just started work.
4. Water Adjustment: With the showers this month, water has been turned back 15%. It has yet to be inceased.
5. Lawn Cutting Pattern: Where possible each week the lawn cutting pattern is being changed.

**Management Report and Financials**

A. Financials and Disbursements: Mr. McGrath noted that the Operating Budget is stabilizing at the presnt time.

The Fencing Reserve is adequate for upcoming minor repairs to split rail fencing and privacy fencing along Gleanagles Pkwy.

**Old Business**

1. Phase III Painting: Mr. Arbogast noted that all requests are in.
2. Spruce Treatnments: The board approved treatments ($427.50) on 5 spruces and 1 crab.
3. Blue Spruce Treatments: The board approved foliar, deep root fert. and minor prune ($712.50) to 3 Blue spruces.
4. Sidewalks and Asphalt repairs: The board continues for the second year to pursue the County for repairs.
5. Bush Replacements: See ARC (B.) above.
6. Retaining Wall Repairs (9057/9065): Minor repairs completed by Roy Liljehorn.

**New Business**

1. Newsletter: No items at this time.
2. Fence post Replacement: The board approve the replacement of 2 open rail posts behind 8956 and 1 post along Glenagles Pkwy behind 8902..

**Adjournment**

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