**THE VILLAGE AT HIGHLANDS RANCH**

**November 9, 2021**

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

**Quorum**

Pat Morrison Rich Arbogast Roch McGrath Dee Zall Roy Liljehorn

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 October 12, 2021 were unanimously approved.

 **Homeowners’ Forum and Guests**

No homeowners were in attendance.

 **Landscape Maintenance**

1. Perennial Updates: Fall prune completed and their will be one more leaf clean up .
2. Gutter Cleaning: To begin next week at homeowner’s expense..
3. Drainage Issue (5736/5746): Downspout extension to be rerouted soon.
4. Other: Mr. Dunn noted that he is backfilling around a new driveway at homeowner expense. The board approved turf mite applications over the winter as needed ($950 /application).

**Architectural Review Committee (ARC)**

1. Updates: There was no ARC meeting in November.
2. 55+ HOA Status: It was noted that renters would be complying through the term of their lease. In #1 on the form “our” should be changed to “the”. A supply of new forms will be at the February Board meeting for completion as well as at the annual meeting.
3. Fall Walkthrough: Two inspections remain.
4. ARC Records Retention: It was noted that non-ARC records will be removed.

 **Management Report and Financials**

A. Financials and Disbursements: Mr. McGrath noted that the HOA is a little over budget but remains acceptable.

**Old Business**

1. Phase III Painting: Mr. Arbogast reported that the project completed.
2. Tree Repair (5745): Mr. Liljehorn reported the tree bolting was completed but awaiting the straps.

 **New Business**

1. Newsletter: None at this time.
2. Fence Post Replacement-Not previously reported: Mr. Arbogast noted two post along Glenaegles Pkwy.behind 5717.
3. Tree Removal Request (9052 and 9040): The board is discussing the protocol for such large tree removal requests located on HOA ground. Tree located at 9052 to remove would be $975 and an addition $300 to grind the stump.
4. Tree Removal Requestson HOA Ground: See “C.” above this section. Should a policy be established regarding removal costs?
5. Annual Meeting Date: Set for 3/8/22 at 1:00 P.M. until further notice.

 **Adjournment**

There being no other business, upon motion duly made, the meeting was adjourned at 11:15 A.M.