**THE VILLAGE AT HIGHLANDS RANCH**

**October 12, 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 September 14, 2021 were unanimously approved.

 **Homeowners’ Forum and Guests**

No homeowners were in attendance.

 **Landscape Maintenance**

1. Perennial Updates: Aeration and fertilization have been completed. The irrigation will be blown this week.
2. Drainage Issue (5736/5746): Resolved by moving the downspout extension.
3. Fall Prune: To be scheduled for next week.
4. Individual Snow Shoveling/Gutter Cleaning: Homoewnwers are mailing in their checks for these services. Gutter cleaned is currently scheduled for the 2nd week in November..
5. Other: Leaf cleanup will be ongoing beginning the 3rd week in October.

**Architectural Review Committee (ARC)**

1. Updates: Mr. Hjelmstad’s report was reviewed in his absence..
2. 55+ HOA Status: The board approved the document submitted by Mr. Hjelmstad to be implemented at the Annual meeting. An authorized person will verify the documentation which will be maintained by the ARC.
3. Board Volunteers for ARC Fall Inspections: Pairings completed. Roch & Jeri- Fronts of Cul-de-Sacs; Rich & Wendy-Back of Lanes; Roy & Al-Backs of Cul-de-sacs and backs of West and North along lane;Dee & Fred-Drive through fronting Lane

 **Management Report and Financials**

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

B. 2022 Budget Draft: Mr. McGrath’s draft was approved with an increase in the monthly assessment to $255/home

 /month which is within the maximum allowable assessment according the CPI. Notice will be blasted to

 homeowners. Mr. Arbogast initiated a discussion in regard to adding complete replacement of the perimeter fencing

 to the Reserve budget. This was incorporated in the final 2022 budget.

**Old Business**

1. Phase III Painting: Mr. Arbogast reported that the project should be completed this week.
2. Sidewalks and Asphalt repairs: Tabled until the Spring at which time it is to be put back on to the agenda.
3. Tree Repair (5745): Mr. Liljehorn will follow up with Bear Creek as parts were needed for the equipment that would perform the repair.

 **New Business**

1. Newsletter: None at this time. A special blast will be made on the approved 2022 budget.
2. Fence Post Replacement-Not previously reported: None.

 **Adjournment**

There being no other business, upon motion duly made, the meeting was adjourned at 10:50 A.M.