**THE VILLAGE AT HIGHLANDS RANCH**

**September 14, 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 August 10, 2021 were unanimously approved.

**Homeowners’ Forum and Guests**

No homeowners were in attendance.

**Landscape Maintenance**

1. Perennial Updates: Two split rail fence posts and one post along Glenagles have been replaced.
2. Drip System using PRV for both Guard Shacks: Installed.
3. Fall Prune: To be scheduled for mid-October. “No Prune” letter to be mailed.
4. Fall Aeration and Fertilization: Scheduled sometime over the next two weeks.
5. Individual Snow Shoveling of less than 2 inches: To be offered by Perennial at a cost of $150 for the upcoming winter. A email blast will be sent out with the information.
6. Irrigation Shutoff: To be scheduled as usual some time after October 1st.
7. Gutter Cleaning: To be offered by Perennial at a cost of $65/home. Information to be sent out by email blast.

**Architectural Review Committee (ARC)**

1. Updates: Mr. Hjelmstad referred to his report. The Board requested that Perennial recommend a grading solution to the drainage issue between 5736/5746.
2. 55+ HOA Status: The board discussed possible documentation to satisfy HUD recording requirements. Counsel for the HOA to review possibilities for discussion at the October meeting.
3. HB-21-1310 (re: signs and flags): The Board agreed to accept the policy as written and enforced by HRCA.
4. ARC Record Storage: There is now room in the upper guard shack.
5. Board Volunteers for ARC Fall inspections: Four board members volunteered (Rich, Rock, Roy and Dee).

**Management Report and Financials**

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

B. 2022 Budget Draft: Mr. McGrath will prepare for the October meeting with adoption in November.

C. Rich noted that the Glenagles fence has reached the point repairs are no longer the answer. Suggested new Trex fence with rock under it (cost estimated around $100,000).

**Old Business**

1. Phase III Painting: Mr. Arbogast reported that the project has started.
2. Sidewalks and Asphalt repairs: The board is awaiting response from the county.
3. Fence Post Replacements: Completed.
4. Tree Repair (5745): Mr. Liljehorn will follow up with Bear Creek as approved work still not done.

**New Business**

1. Newsletter: Notify location of future meetings.
2. Meeting Location: Future Board meetings will be held in the Eastridge Rec Center at 9:30 A.M. starting in October.
3. Fence Post Replacement-Not previously reported: None.
4. Other: The delivery of Waste Connections trash containers will be formally discussed prior to delivery so residents can see the actual sizes pior to delivery.

**Adjournment**

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