

The Village at Highlands Ranch Association, Inc
Board of Directors Meeting
Tuesday, April 9, 2024
Eastridge Recreation Center at 9:30am
Draft Minutes

- I. **Called to Order at 9:30am**
- II. **Open Forum (Limit 3 minutes Per Owner)**
 - A. Homeowner had questions about the financials and the insurance policy
- III. **Approval of March Minutes Deferred**
 - A. PMI will prepare a short version of minutes to reflect the short monthly board meeting following the annual meeting to select new officer positions.
- IV. **Committee Reports**
 - A. Landscape will place flower plantings near guard houses
 - B. Architectural noticed some edging needs reseating, will ask Perrenial for bid to fix edging, community still has rocks to install
- V. **March Financials Approved**
 - A. Snow removal bill year to date is \$15,000
 - B. Budget is currently over about \$8,000
 - C. Expense for the annual insurance invoice will be accrued monthly
 - D. Discussed the reserve account is showing transfers are being made but showing a loss due to accrual of some funds for fence reserve
 - E. Discussed lowering the fence reserve fund to \$1,700 and starting a reserve fund for painting that will be needed
 - F. Discussed budgeting process will begin in October
- VI. **Old Business**
 - A. Bear Creek estimate for \$3,200 to remove dead branches was approved
 - B. Discussed fence repairs needed due to county snowplow, some of the posts have been reinforced until they can be repaired, estimated for repairs are being sourced, Douglas County stated they will reimburse for repairs
- VII. **New Business**
 - A. Guard house plantings are being worked out with Perrenial
 - B. Discussed PMI Management contract and revising some verbiage
 - C. Discussed new meeting time will be at 1pm every month going forward
- VIII. **Next Meeting**
 - A. May 14, 2024 at 1pm
- IX. **Adjourned at 10:57am**