THE VILLAGE AT HIGHLANDS RANCH SUBASSOCIATION

Annual Meeting Southridge Recreation Center

4800 McArthur Ranch Rd 9:00am on March 14, 2023

Board Members present were Roy Liljehorn, Dee Zall, Sheri Hitztaler and Gene Kissinger. Present from PMI Property Management was Paul Laird and Ryan Laird

The Annual Meeting of the Village at Highlands Ranch Sub association was called to order at 9:38am by President, Roy Liljehorn. Mr. Liljehorn thanked all committee members and Board of Director members who had previously served the community by selflessly volunteering their time to improve The Village at Highlands Ranch. Fred Blanchfield and Dee Zall were recognized for their service. A special thanks was given to Dee Zall who had faithfully volunteered her time and served the community as a member of the Board of Directors for the last three years.

Purpose of the Annual Meeting

Mr. Liljehorn noted that the purpose of the Annual Meeting was to elect two members of The Village Sub association to the Board of Directors.

Proof of Notice

Communication and information regarding the Annual Meeting were sent in compliance within the Sub-Associations bylaws and governing documents. The document is available upon request.

Reading of Minutes

The motion was made from the floor to dispense with the reading of the minutes of the previous annual 2022 annual members meeting. Upon motion duly made, the minutes were unanimously approved.

State of the Village Report

Mr. Liljehorn discussed the financial state of the association and distinctively related to the community that the financial state of the community is extremely strong. Additionally, Roy discussed what budgeting items would be fulfilled in the upcoming fiscal year.

Election of Directors and HRCA Delegate

Nominated for the two vacant board positions were Annette Bossert, Stu Keeton, and Carole Schwall. Prior to the vote, Carole Schwall rescinded her nomination. Because there were no additional nominations from the floor, Annette Bossert and Stu Keeton were elected by acclimation.

ARC Annual Report

Tony Hjelmstad discussed the 2022 annual Architectural Committee report which is attached to these minutes for the community member’s review.

HRCA Delegate Report

Terri Hjelmstad discussed some upcoming projects and what homeowners might expect to be completed in spring and summer.

Social Club Report

Janet McGrath noted the various activities organized by the club (newsletter distribution, welcome committee, plantings at guard shacks, monthly lunches and breakfasts, gazebo parties, picnic, pizza party, chili party, Christmas party, decorations, and requested a $30 donation by all interested.

Membership Input

Mr. Liljehorn noted that the HOA is charged to verify compliance requirements for a 55+ community with HUD. Homeowners were asked to verify their age and address on a form, so the HOA has the appropriate documentation for compliance.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 11:47 A.M.