

The Village at Highlands Ranch
Monthly Board of Directors Meeting
Tuesday, October 8, 2024
Highlands Ranch Eastridge Recreation Center

I. Meeting called to order at 1:00 p.m. by Board President.

Board Members Present: Gene Kissinger, Sherry Hitztaler, Stewart Keeton, Annette Bossert, Pam Smith.

PMI Manager, Kerri Bridges present

ARC: Tony Hjelmstad, present. Perennial: Chris Dunn present.

II: Open Forum (Limit three minutes per guest)
Owners Present: Tony Baird

III. Approval of September 2024 Minutes
Minutes were unanimously approved by the Board electronically on September 21, 2024. Minutes included in October newsletter & added to PMI website.

IV. Committee Reports

A. Perennial Landscape

1. Rock distribution will begin after the irrigation system has been turned off. Stew will meet with Chris to discuss adding a small amount of additional rock for an area along the Gleneagles fence. Rock to be distributed under Stew's supervision.
2. 5784 tree stumps: Board approved Perennial to grind three tree stumps this fall and plant five lilac bushes in the spring.
3. Edging repair has been completed with satisfaction with the exception of one location (waiting for tree removal).
4. 9098: one tree to be removed by Bear Creek. Landscaping will follow. Motion presented by Board President to approve Perennial to landscape and extend the French drain for an amount not to exceed \$2,000. Motion approved.
5. Fertilization completed.
6. Due to dry and warmer temperatures, the irrigation system was extended for two weeks.

B. ARC Report

1. DoCo repaired sidewalks above storm drains.
2. Shingles: Certainteed has discontinued the Weathered Wood color in their Presidential Shake series. The ARC approved that The Village will continue with Certainteed and one shingle color option for all

Village homes. The ARC found that Certainteed's Autumn Blend shingle is closest to our Weathered Wood option. Autumn Blend was approved by the Board by electronic vote. Autumn Blend shingles have been installed at 5764 Greenspointe Place.

3. The ARC issued a Rule Revision indicating Certainteed Autumn Blend is now the official shingle for all homes in The Village.
4. The start of the three-year house painting cycle is in our future. A paint committee will be formed in the future to determine the year the cycle will begin.
5. Xcel will be contacted to replace asphalt plugs with concrete in holes drilled in Village sidewalks.
6. Painting the perimeter fence along Gleneagles was discussed. It was suggested we request a bid next summer.
7. In response to Tony Hjelmstad's question, it was found that The Village at Highlands Ranch is registered, current, and in good standing with the Colorado Division of Real Estate, and Colorado Secretary of State.

V. Approval of September Financials

Pam reviewed the September financials and the proposed 2025 budget with the Board. Motion and approval of September financials by the Board.

VI. Old Business

Bear Creek fall trimming bid was discussed. Motion to exclude care of trees in the common area (with exception of two trees) and along Gleneagles Parkway for this fall was approved. Bear Creek bid, with changes, was approved.

VII. New Business

1. Sprucing up the area along the Gleneagles sidewalk was discussed. Stew will cut noticeable fabric from around trees and add rocks were needed. Stew will also mend exposed electrical wires near East entrance.
2. The Village Insurance for liability, comprehensive and directors/officers was discussed. A broker may be asked to shop our options.
3. Our PMI contact, Jennifer Borth, has been replaced by Jimmy Crespin. jcrespin@pmidenvermetro.com, (720) 912-6162.

VIII. Next Meeting

November 12, 2024, 1:00 p.m. Highlands Ranch Eastridge Rec Center.

IX. Adjourn - Meeting adjourned at 2:15 p.m.

10/21/24 approved electronically by Gene, Stew, Sherry, Pam