

The Village at Highlands Ranch
Monthly Board of Directors Meeting
Tuesday, November 12, 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, Lila Loots

Tony waited to ask financial questions during financials section.
Lila asked for a backyard tree limb, that hangs over her fence, be trimmed.

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

IV. Committee Reports

A. Perennial Landscape

1. 5784 G Pl.: tree stumps have been removed.
2. Exposed electrical wires along the perimeter fence will be buried.
3. Board requested that the snow shovelers shovel the sidewalk "around the corners" of each entrance.
4. 5754 G Pl.: Chris will trim a tree limb so it does not hang over the fence.
5. Edging task completed.
6. Stone project will be completed when the ground dries and is hard enough to support the equipment.
7. Leaves will be picked-up when the snow melts and the soil dries.

B. ARC Report

1. Please do not sweep leaves into the street as the leaves pollute the stormwater.
2. Fall walkthroughs completed.
3. Submit architectural request forms directly to Tony Hjelmstad.

V. Approval of October Financials

1. Pam reviewed the October financials with the Board and answered Tony Baird's questions. 2025 annual budget was discussed.
2. Moving the annual meeting to November will be presented to The Village Homeowners, and submitted for a vote, at the 2025 annual March meeting. The potential change would provide homeowners with information, in a timely manner, about possible necessary changes to the annual budget, and reasons for a potential increase in the coming year's monthly assessment.
3. Costly Reserve Study not needed at this time.
4. Pam continues to monitor reimbursement from Douglas County for the perimeter fence repair and paint.

VI. Old Business

Paul Laird reviewing insurance options.

VII. New Business

1. Large trash cans delivered by Waste Connections are the concern of many. W C will only guarantee service if their container is used. In addition, W C's late announcement they would not pick-up scheduled Village trash on Friday, November 8th for one week and recycling for two weeks was most unpopular. The Board will request reimbursement for our trash not picked up which violates its published collection policy.
2. Pam Smith will submit her resignation from the Board at the time of her home closing. Pam will continue as a volunteer "financial consultant" as long as needed. Pam offered to work with her Board replacement and will present a financial summary at the 2025 March Member meeting.
3. Board will consider guidelines for street snow removal considering the time of year and depth of snow.

VIII. Next Meeting

December 10, 2024, 1:00 p.m. Highlands Ranch Eastridge Recreation Center

IX. Adjourn – Meeting adjourned by the Board President at 2:15 p.m.

Electronically approved by Board Members on November 16, 2024.