

The Village at Highlands Ranch
Monthly Board of Directors Meeting
Tuesday, December 10, 2024
Highlands Ranch Eastridge Recreation Center

I. December 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: Paul Laird present.

ARC: Tony not present. Perennial: Chris Dunn & Christian Wise, present.

II: Open Forum (Limit three minutes per guest.)
No Owners Present

III. Approval of November 2024 Minutes

Minutes electronically approved by the Board on Nov. 16, 2024. Minutes included in December newsletter and added to PMI website.

IV. Committee Reports

A. Perennial Landscape

1. Chris Dunn introduced Christian Wise as the new owner of Perennial. The sale to Christian was completed December 1, 2024. All of Perennial's commitments with The Village remain the same, including the workforce. Two years remain on our Perennial Contract. Gene sent a grateful thank you to Perennial's 'James' who recently voluntarily helped with a mishap.
2. There are several gutters to be cleaned. Waiting for leaves to fall on nearby trees.
3. Rock distribution is almost complete.
4. Remaining leaves will be cleaned up when the weather cooperates.
5. Perennial will be asked to shovel the Northeast sidewalk from the corner to the end of the fence along Gleneagles Pkwy, and 8902 Greenspointe Ln., due to ice and snow that lingers because of shade from the fence and trees.
6. The Village thanks Chris Dunn for 27 years of a job well done. A gift card will be presented to Chris with a thank you card.
7. Perennial will resume attending monthly Board Meetings in the Spring.

B. Architectural Review Committee Report

The Community wishes to thank Tony Hjelmstad for the beautifully decorated Pinion Pine tree in the open space between the Way and the Court.

V. November Financials

1. Pam reviewed the November financials and stated HOA finances are in good shape. Pam also stated that The Village residents will be informed via email of the dues increase for 2025 and the reasons for the increase.
2. Douglas County reimbursed The Village for about one half the cost of repairing the damaged fence. Pam will contact Douglas County to inquire about the status of the balance due.
3. Information regarding the move of the annual Member meeting to November will be provided to Members at the March 2025 meeting.
4. The benefits of a 'Reserve Study Report' were considered. A Study gives an honest assessment of where an Association stands, both physically and financially, and outlines a step-by-step plan for the community's future. If followed diligently, it will help avoid the unnecessary burdens of special assessments and deferred maintenance.
5. Pam Smith will submit her resignation from the Board at the time of her home closing. Pam plans to present the annual financial report at the March 2025 Member meeting. Pam will continue as a volunteer "financial consultant" as long as needed and offered to work with her Board replacement.
6. Paul discussed coupon books. An email will go out requesting members to confirm, by December 20th, that they plan to continue using coupon books in 2025.

VI. Old Business

PMI Contact: Jimmy Crespin, jcrespin@pmidenvermetro.com, 720-912-6162.
Jimmy replaced Jennifer Broth.

VII. New Business

1. The Village was notified of the 2024 requirement to file a report under the 'Corporate Transparency Act'. A preliminary injunction is currently in place relieving us of the report requirement at this time.
2. Christian Wise, christian@perennialawnandlandscape.com, (303) 841-7926

VIII. Next Meeting

January 14, 2025, 1:00 p.m. Highlands Ranch Eastridge Recreation Center.

- ## IX. Adjourn - Motion to adjourn meeting was passed. Adjourned at 2:10 p.m.
- Minutes electronically approved by the Board on December 17, 2024.