

The Village at Highlands Ranch
Monthly Board of Directors Meeting
Tuesday, January 14, 2025
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: Christian Wise will attend in the Spring.

II: Open Forum (Limit three minutes per guest)

No Owners Present.

III. Approval of December 2024 Minutes

Minutes were unanimously approved by the Board electronically on December 17, 2024. December Minutes included in January 2025 newsletter & added to PMI website.

IV. Committee Reports

ARC Report as a request from the board,

1. Waste Connections Trash service was discussed. Board requested a copy of the contract.

2. Perennial removes snow as soon as it stops snowing. Sidewalks are cleared no matter the amount of snow. Driveways are cleared when snow amount is above two inches. Some Owners pay Perennial to clear their driveway of snow under two inches.

3. Pam will find out if Perennial has completed gutter cleaning.

4. Tony expressed concern regarding homes left empty for an extended period. Who should be notified when Owners are away for an extended period? Due to early January emails from Tony, the Board requested further information to be presented at the January meeting.

5. Via early January emails, Tony H. (ARC) expressed concern regarding homes left empty for an extended period. Who should be notified when Owners are away for an extended period? Gene K. requested that Tony provide the Board with more information at the January Board meeting.

V. December 2024 Financials

1. Pam reviewed financials and indicated HOA finances are in good shape.

Motion and second approved by the Board. The Board reviewed the Homeowner Accounts Receivable Aging Report. PMI follows Colorado law when notifying Owners of past due amounts.

2. Douglas County requires the original bill as proof of our payment to contractor for perimeter fence repairs. Original bill has been requested from PMI and will be submitted to DoCo; they will then process our final payment.

3. Stew will replace some 2x6 perimeter fence boards in the spring.

VI. Old Business

1. 2025 Homeowner Coupon books were brought to the Board meeting by Kerri. Annette and Sherry delivered the books after the meeting.

2. The room has been reserved for the March 11th Member meeting at Southridge.

3. The Board's valued treasurer, Pam Smith, sold her home and will step down from the Board. Pam will facilitate a smooth transition.

VII. New Business

1. Sherry Hitztaler's three-year board term expires March 2025. A notice was placed in the January newsletter seeking a new board member. Board members suggested names of Owners to contact.

2. Gene asked how many homes have been sold/bought in 2024. A list of sales will be sent to Gene.

3. The landscape Plan for Greenspointe Way was discussed. The original plan was presented to the Board in 2023. Sherry will work with Wendy and committee to determine placement and costs and report back to the Board. Gene suggested asking Perennial for a bid.

VIII. Next Meeting

February 11, 2025, 1:00 p.m. Highlands Ranch Eastridge Recreation Center.

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

Confirmed 01/27/25 by Board of Directors.