

**Highlands Ranch HOA
Board Minutes for Regular Meeting
December 6, 2018**

Meeting called to order at 6:17 p.m. at Mi Casa Tamale

Roll Call: Board-- Jo Ann Browne, Shawn McElroy, Lil Rogers, Edna Stenberg, Tommy Springfield; Guests--Jimmy Junkin, Pat Hopkins

Approval of Prior Meeting Minutes – Motion by Shawn, 2nd by Lil; all voted to approve.

Committee Reports:

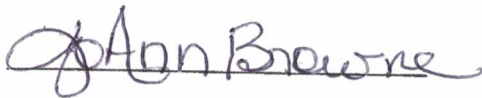
- ACC & Welcome – Pat Hopkins, Committee Chair
 - ACC Requests since last board meeting
 - Harwood 97215 Ranch Creek, internal fence and well house, Approved by ACC
 - Springfield, 15kw, solar array Approved by ACC
 - Gate Issues – Broken 2 times, that brings total to 11 times. The key code pad was broken into in the middle of the night/a.m. The Sheriff is investigating the issue. There is a photo and the license plates number of the individual.
 - New Members – Kits delivered to:
 - Schonefield 27664 Ranch Lane
 - Haines 27651 Ranch Lane
- Finance – Jimmy Junkin, Chair
 - Reviewed prior month's financials.
 - We must also start working on the 2019 budget. A preliminary report is attached. He requested input by end of 2018.
 - The board will have a final budget in January after the December 31 financials are obtained.
- Beautification – Lil Rogers, Chair
 - Some landscaping was put in today. Some plants were removed for the new plants. Also, some plants were removed, don't know who or why they were taken out. Jimmy asked if Pat could see if Quality Access can look at video to see who.
 - Will be looking into purchasing a tree to place by the wall, maybe Cedar Elms, which will also need to a water source. This should be done by Jan.
- Roads & Safety –Tommy Springfield, Chair
 - Discussed the shoulder issue with and the drop off. We will need to add more base material to even them out and make them safer. Pat stated that we needed \$15000 in the 2019 budget.
 - Jimmy discussed only spraying the weeds growing out of the asphalt and not the ones on the shoulder because it appears that the elimination of the weeds has cause more erosion right next to the asphalt.

- Pat – The electrical for the entrance was added. HOA spent \$900 to replace the lights with LED lights. Four were replaced, a fifth one needs to be replaced.
 - Need to add lighting near the high speed entrance. Estimate to run the wiring and add lighting would be around \$1900 for 2018. It would include LED lights near the wall, moving the large boulder and putting a light next to it. Will also provide estimates for 2019 budget for additional lighting.
- Pat mentioned that the gate arm was broken for the 11th time on Sunday, December 2. Tommy and Jimmy were at the gate and witnessed the event. Jimmy followed the person, who stopped and told Jimmy that he was a homeowner's brother-in-law.
- Social – Betsy & Shawn McElroy, Chairs
 - The Christmas Party was great and well attended.
- Communications – Martha Grant, not present
 - No report

Next Board Meeting: January 24, 2019 at 6 p.m. @ Mi Casa Tamale/

Adjourn: Motion by Shawn, 2nd by Tommy, Meeting adjourned at 7:28 p.m.

Respectfully submitted,



Jo Ann Browne, President



Edna Stenberg, Secretary