

**Highlands Ranch HOA  
Board Minutes for Regular Meeting  
September 19, 2019**

**Meeting called to order** at 6:02 pm at Mia-Casa Tamales

**Roll Call:** Board – Jo Ann Browne, Tommy Springfield, Elizabeth Rogers, and Joe Zimmerman. Absent—Max Martin and George O’Neal. Guests: Martha, Grant, Jimmy Junkin, and Pat Hopkins.

**Approval of Prior Meeting Minutes** –Motion by Tommy to accept, second by Jo Ann for May 22, 2019 minutes. All present voted to approve.

**Committee Reports:**

- ACC, Gates, & Welcome – Pat Hopkins, Committee Chair
  - New ACC approvals:
    1. 3-21-19, Fernandez, 27215 Ranch Crest, mailbox
    2. 3-31-19, Dupuis, 27622 Ranch Creek, detached garage
    3. 4-15-19, Cruz, 27736 Ranch Creek, front fence and gate
    4. 5-27-19, Roberts, 9030 Highlands Cove, art studio and outdoor patio
    5. 8-6-19, Chapman, 9110 Highlands Cove, Parking pad
    6. 9-11-19, Rodriguez, 27335 Ranch Crest, 2 driveway cuts with wr. Iron front fence & ranch fence for rest of lot
    7. 9-12-19, Harwood, 27215 Ranch Creek, pool and patio
  - Welcome: One new member was delivered welcoming kit by Pat. 8-15-19, Keresztury, Joe and Kaye, 27325 Ranchland View.
  - Gates: Pat mentioned that we recently had our 18<sup>th</sup> gate arm broken. Someone in a large rental truck. Attempts are being made to get the violator to reimburse the cost. To date, 3 others have not paid and are unlikely to do so.
  
- Finance – Jimmy Junkin, Chair
  - Jimmy mentioned that he had sent questions to FSR regarding the August financial reports and is waiting on replies.
  - Mentioned that a purchase of another certificate of deposit was budgeted for the Reserve Fund in 2019. The Fund currently has available cash of about \$60,000, plus some cash will probably be transferred to Reserve in payment of the amount owed by Operating to Reserve. Thus, the purchase will probably be made before year end.
  - Presented proposed amended Collection Policy and Payment Plan Policy. Primary change is to reduce the number of collection notices sent by management company from 3 to 2 notices. Due to formatting changes, need to also approve a new resolution under the Payment Plan Policy for Section II.1.h which grants authority to the President, Treasurer and/or Assistant Treasurer to approve payment plans on delinquent accounts. Elizabeth motioned to approve both and Joe seconded. All voted in favor.
  
- Beautification – Chair, Elizabeth Rogers
  - Some irrigation adjustments to watering due to dead looking plants.
  - Need some tree limbs overhanging the roads cut to keep vehicles from hitting them. Elizabeth will determine which ones and contact a contractor.


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- Roads & Safety – Chair, Tommy Springfield
  - Road repairs previously approved should begin within the next month. Pat will send email to all owners once we know the exact date.
  
- Social – Chair still to be named
  - Jo Ann will ask Helen Laffoon to chair the 2019 Christmas party.
  - Pat says the Halloween hayride is still planned, but date is to be set.
  
- Communications – Martha Grant, Chair
  - Martha asked for input for the next newsletter.
  - Reported that the book club might form a memoirs club.

**Next Board Meeting:** August 24, 6 pm, at La Casa Tamale

**Adjourn:** Motion by Tommy, 2<sup>nd</sup> by Joe, Meeting adjourned at 7:06 PM

Respectfully submitted,

  
Jo Ann Browne, President

  
Jimmy Junkin, Assistant Secretary