

**Highlands Ranch HOA  
Board Minutes for Organizational Meeting  
2-25-21**

**Meeting called to order by Jo Ann Browne** at 6:10 PM via Zoom

**Roll Call:** Board present: Jo Ann Browne, David Thackrey, David Cerminaro, Joe Zimmerman, Max Martin. Board Absent: Mary Teders.  
Committee Chairs: Jimmy Junkin, Pat Hopkins.  
Guests: Mari and Miguel Fernandez.

**Discussion by Guests:** Jo Ann asked Mari and Miguel what they wanted to discuss. They stated that they wanted to know more about the proposed DCCR amendment that would allow the Board to go on an owner's lot to determine if a violation existed. Jo Ann and Jimmy provided a full explanation of this by stating that DCCR Article XII gives the board the authority to go on a lot and cure a violation if the owner does not do so. They stated that the board believes that it is reasonable to therefore that the board would have the authority to first determine if a violation actually exists. In order to do this, the board would need to visit the lot. Jo Ann stated that it has become apparent, based on the failure to gain 88 votes to pass this amendment at the annual meeting, that more clarification is needed and that a special meeting will be held to present the two DCCR amendments again. After much discussion, it was suggested that the revised amendment include wording stating that notice by various means will be given to the owner prior to the Board making a visit to an owner's lot for the purpose of determining if a violation exists. Jo Ann stated that this would be included in the revised amendment. Jo Ann also suggested that a special meeting be held on May 27, 2021. She also suggested that a question and answer meeting via Zoom might also be held prior to the special meeting.

A motion for the above-mentioned revised amendment and for a special meeting on May 27 was made by David Thackrey and seconded by Max Martin. All voted in favor.

**Appointment of Officers and Committee Chairs for 2021.** Jo Ann submitted a list of proposed officers and committee chairs as follows and proposed that the Chairs be allow to select the committee members:

- President—Jo Ann Browne
- Secretary—Mary Teders
- Treasurer—Jo Zimmerman
- Assistant Secretary—David Cerminaro
- Assistant Secretary—Jimmy Junkin
- Assistant Treasurer—Jimmy Junkin
- Assistant Treasurer—Aaron DeWispelare
- ACC Chair---Pat Hopkins

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- Welcoming Chair—Pat Hopkins
- Gates Chair—Pat Hopkins
- Finance Chair—Jimmy Junkin
- Oak Wilt Advisory Chair—Jimmy Junkin
- Roads & Safety Chair—David Thackrey
- Beautification Chair—Elizabeth Rogers
- Social Chair—Max Martin
- Communications Chair—Martha Grant

Motion to approve by Max Martin and second by David Thackrey. All voted to approve.

**Approval of Prior Regular and Executive Meeting Minutes – for 1-18-21**

Motion to approve by David Thackrey and seconded by Max Martin. All approved.


**Ratification of actions between meetings (e.g., email decisions).** On Feb. 9, 2021, Pat requested via email approval of a change order to the HOA contract with V.K. Knowlton for the repaving of Ranchland View from outside the gate to inside the gate up to the first home on the south side. VKK says this is needed because the road base has failed in some areas. Total square yards are 445 and cost is \$15,797.50. This will bring the total contract price to \$98,197.50. All directors replied with a Yes vote. Motion to ratify made by Max Martin and seconded by Joe Zimmerman. All voted in favor.

**Other Business.** Pat stated that he would notify owners that bult trash pickup will be April 18, he will ask owners to provide him any updated information such as phone numbers, and he will ask them to inform him of any freeze damage they incurred.

**Next Board Meeting:** Jo Ann set the next regular meeting for March 25, 2021 at 6 PM @ Mi Casa Tamale for in-person attendance and by Zoom for others

**Adjourn:** There being no other business, Jo Ann adjourned the meeting at 6:50 pm.

Respectfully submitted,

  
Jo Ann Browne, President

  
Jimmy Junkin, Assistant Secretary