

**Highlands Ranch HOA
Board Minutes for Regular Meeting
5-27-2021**

Meeting called to order by Jo Ann Browne at 6:20PM

Roll Call: Board present: Jo Ann Browne, Mary Teders, David Cerminaro, David Thackrey, Max Martin, Joe Zimmerman. Board absent: none.
Guests: Jimmy Junkin, Pat Hopkins, Elizabeth (Lil) Rogers.

Approval of Prior Regular – for 04/22/2021

Motion to approve by Max and 2nd by David Cerminaro. All approved.

Committee Reports:

ACC, Welcoming & Gate – Pat Hopkins, Committee Chair:

- ACC Approvals: 1 submission for 27134 Ranchland View for patio, deck and hot tub.
- Gate issues: rock and stone mason covered in landscaping and irrigation report.
- New Member Kits: 1 delivered to the Albracht's (Cory and Julie) at 27751 Ranch Lane - formerly the Murphey's; the Butler's are new owners at 9202 Highland's Cove. There are 4 houses under construction at present. Four lots remain open and available.
- Landscaping and irrigation restoration: Pat and Lil provided the following report: Landscape Lighting Guru, replaced 4 broken LED fixtures, 2 photocells, and 5 fluorescent fixtures (with 17 LED spotlights), Board approved Nov 2020 but waited until after construction to install May 18th- completed at cost of \$6,761. Art Decorum, rock mason, May 6th proposal for 4 of 5 limestone walls, repair grout, wall caps, bracing on "V" stone wall, and raise HR monument sign lettering - \$8,560. Art Decorum, rock mason May 8th proposal for rebuilding 2 limestone landscape retaining walls, and adding a 3rd retaining wall-\$7,540, to be covered by the landscaping \$20,000 settlement. Moore Irrigation, April 5th proposal, replumb main line and zones with sprinkler heads and bubblers entire area north of curb from service road to entry gate - \$6,395, to be covered by the landscaping \$20,000 settlement. Work for landscaping will be split between Panache Landscaping and Frank Landscaping for soil, sod, planting trees (still being negotiated), \$12,492 to be covered by the \$20,000 settlement. The drain pan of the exit gate side had blocks added to finish it out and make it similar to the entrance side-estimated cost of \$800 not covered by the \$20,000 settlement. Total cost to restore damaged landscaping and irrigation will exceed the \$20,000 settlement, but hopefully not the \$35,000 budgeted for 2021. (Note: also see the Beautification report below.)

Roads and Safety—David Thackrey, Chair:

Discussed the Traffic Logic System to reduce speeding: Cost of rental is \$850-\$900 per month. The City and Sheriff do not let people use their equipment. Discussed the issues of monitoring and assessing fines to residents. David is going to find out if there is a system that gives us data and continue to look into acquiring used equipment. Pat mentioned that the yellow mark painted on the left going out the exit gate with the mark motorcyclists need to hit to open the exit gate.

Finance and Oak Wilt – Jimmy Junkin, Chair:

1. Prior Month's Financial Reports. Board members provided a copy, including email from Jimmy to DAMC with questions. At 4-30-21, there were 2 delinquent accounts that have received the second letter (over 60 days past due), each totaling about \$655, and 1 that has a payment plan that is almost paid out. Two accounts (one had a payment plan not complied with) have been sent to the attorney for collection in April, each totaling about \$985.

2. 2021 Reserve Fund Analysis:

Request approval of analysis and that 2022 assessment not be changed from 2020, which was \$315 quarterly. Motion by Joe, Second by Max. Vote: all for.

o Oak Wilt. Oak Wilt. Sent email to all members advising that Feb. thru June is NOT the time to trim trees per TX A&M Forest Service, reminding them of the Oak Wilt Committee who they can call on for help, and suggesting they read information on our website. Sent a second email advising it is time to begin looking for signs of oak wilt.

Beautification--Lil Rogers, Chair (via attendance) Lil presented bids from Panache and from Frank's Foliage for the Oak Tree bed, a new bed, grass behind the "V" stone wall, front berm and the bed in front of the right front wall. She proposes to put grass on the berm in front and behind the "v" wall. Zoysia will be planted and she was able to get a good price from her brother-in-law who sells wholesale grass. She plans to buy 22 pallets at \$135.00 a pallet (about \$3,000). Bids also cover removing debris, adding topsoil and new plant allowance as well as replacing the agave that was lost this past year. Motion by Joe to approve this expense and those reported above for Landscaping and Irrigation Restoration, second by Max, vote: all for.

Social – Max Martin, Chair:

o At the last meeting, a decision was made to have a social meeting at Mi Casa on September 16, which also includes a Q&A on the DCCR amendments. It was discussed that a buffet style dinner will be served, with water and iced tea, provided by the HOA. Residents can purchase alcoholic beverages on their own if they'd like.

Motion to approve by JoAnn, second by Max, vote: all for.

Communications – Martha Grant, Chair:

- o No report at this time

Ratification of actions between meetings (e.g., email decisions).

a. Front entrance landscaping. Via Pat's email request to board on 5-13-21, the following were approved (Note: these are also included earlier in these minutes.)

Will seek to have reimbursed under developer's settlement agreement (includes labor and materials-total \$7,540):

- (1) Replace existing shrub bed stone retainer wall with larger stones----\$2680.
- (2) Replace existing steel edging around the existing shrub bed with stone blocks taken from bed per (a)(1)---\$1680.
- (3) Install new stone retaining wall for new bed just outside entry gate---\$2,100.
- (4) Raise existing concrete channel wall for the entry gate inside the gate---\$400.
- (5) Rebuild using cement the existing retainer stone wall on left of entry gate--\$680.

Motion to accept by Joe, Second by David Cerminaro, vote: all for

Special Meeting for DCCR Amendments.

a. As approved on March 25, a special meeting will be set for October 21 (including a social event and Q&A on the amendments for Sept. 16) to vote on the two amendments reapproved on March 25 (or as revised at this meeting on May 27). Discussion with Tom Newton at the last board meeting led to more changes to one of the amendments. Both are presented at this meeting for final approval. See document attached.

Motion to approve by: Mary, Second by Joe, Vote: all for

b. Jimmy proposed holding open the vote on the amendments from the time the Notice of Meeting is sent until 30 days after the meeting, giving up to 90 days for votes to be cast (Newton advised that this is allowed).

Motion by: Max; Second: JoAnn, Vote: Joe, David C, David T against. Motion failed.

Other Business:

a. Policy on granting members a special gate code. Currently allows up to 5 days and a 2nd request must be submitted. Consider allowing an exception for unusual

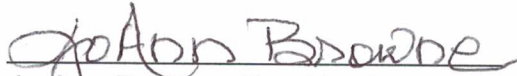
circumstances, such as on longer construction projects. After much discussion it was decided to leave it the way it is.

b. Collection Policy and Payment Plan Policy. Jimmy requested changes to Sections 1 and 2 of the Payment Plan Policy to comply with state law. Motion by David C., second by Joe. Vote: all for.

Next Board Meeting: Jo Ann set the next regular meeting for September 23, 2021 at 6 PM at Mi Casa Tamale.

Adjourn: There being no other business, motion to adjourn by David C; seconded by Joe. The meeting adjourned at 8:03 pm.

Respectfully submitted,


Jo Ann Browne, President


Mary Teders, Secretary