

**Highlands Ranch HOA
Board Minutes for Regular Meeting
9-23-21**

1. Call to order, roll call of directors and committee members, and quorum.

Time and place: 6:15 pm at Mi Casa Tamale Restaurant

Board present: JoAnn Browne, Mary Teders, David Cerminaro, David Thackrey, Joe Zimmerman. Quorum present.

Board absent: Max Martin

Guests present: Martha Grant, Jimmy Junkin, Pat Hopkins

2. Approve prior minutes of Regular and Executive Board Sessions for: May 27, 2021.

Motion-David Thackrey. 2nd-Joe Zimmerman. Vote- all for.

3. Recognize any guests for Regular Session for non-confidential matters.

None

4. Recognize any member guests for Executive Session for confidential matters.

None.

5. Committee reports:

a. ACC, Gates, and Welcoming—Pat Hopkins

(1) ACC approvals:

4/5/21 Iverson, 27311 Ranch Crest; 12 foot building setback variance to enlarge well house.

4/8/21 Raimondo, 27314 Ranchland View; pool and patio

4/7/21 Tucker, 27216 Ranch Creek; partial perimeter and interior fence

5/15/21 Shue, 27134 Ranchland View; Patio, fence, hot tub

7/1/21 Walls, 27643 Ranch Creek; Denied utility shed, but approved after changes made.

8/12/21 Rogers, 9510 Ranch Oaks; well house, utility shed

(2) Gate and Stone Wall issues: Masonry work was completed to replace cement caps on all stone walls at entry and to repair cracks. The entrance gate was hit by a Mattress Firm delivery truck. Repairs are \$6,631 for the new right gate. We will try to get reimbursed by Mattress Firm, but if not, we will file an insurance claim.

(3) New members welcoming kits delivered: Orlando and Jasmine Pena and Joseph and Jana Baxter.

b. Roads and Safety—David Thackrey

- (1) Discussed additional research on the Traffic Logic system for speeding. After reviewing previously discussed options for monitoring speed in the neighborhood, it was decided that, if the board is not going to issue citations or fines for speeding, then a speed monitoring system is not necessary at this time. The board discussed adding new speed bumps in the neighborhood. David Cerminaro offered to investigate various types of speed bumps that allow emergency vehicles to go through easily.
- (2) Discussed street signs. New street signs were presented by David Thackrey to the board with an estimated cost of \$11,000 to replace all the street signs. It was decided that continued research was needed on other available signs and/or possibly replacing or refinishing the existing signs.

c. Finance and Oak Wilt—Jimmy Junkin

- (1) **Prior Month's Financial Reports.** Board members provided a copy, including email from Jimmy to DAMC with questions. At 8-31-21, there were 10 delinquent accounts that have received the first letter (over 30 days past due) and 1 that was still with the attorney totaling \$1,333, but which was fully paid on 9-2-21.
- (2) **2021 Budgeted transfer from Operating to Reserve.** Unfortunately, we failed to budget the \$66,650 expense in the Operating Fund for the drainage improvements (reimbursement from the developer for this was received and recorded in 2020). This means we are unable to make the \$75,000 budgeted transfer to the Reserve Fund.
- (3) **Oak Wilt.** Jo Ann's neighbor, Gary & Dana Arishita, have oak wilt in their backyard. It was treated by BioGreen in June. Jo Ann has had several trees die from oak wilt, some of which she has had removed. Jimmy stated that he continues to send emails to all members concerning oak wilt.

- d. Beautification—Lil Rogers (report via email below).** Via email, Elizabeth Rogers reported the following. Panache has completed their portion of the restoration on the northside of the entry outside the gate. This included replanting some plants that Pat had previously saved for reuse, cutting down a couple of trash trees, and creating a new bed for trees and plants. Frank's Foliage is currently working on the remaining restoration. He is killing old grass/weeds, putting in some new soil, laying the new sod, and completing installation of new plants in the previously existing bed. All work should be completed sometime in October.

e. Social—Max Martin.

Reported by Jimmy. At the last meeting on May 27, a decision was made to have a social meeting at Mi Casa on September 16, which also would include a Q&A on the DCCR amendments. However, this has been cancelled. See item 7 below.

Per Pat, the neighborhood Halloween Hayride and block party will take place this year. Mary stated that she will host the neighborhood Christmas party.

- f. **Newsletter—Martha Grant.** It is time for the next newsletter. She requested input from the board and committees.

6. Amendments to DCCR, Bylaws and policies--Jimmy.

On 8-6-21, DAMC and Tom Newton informed us that the Texas Property Code was amended by the legislature in 2021, making most of the changes effective 9-1-21. This includes a number of changes for which we need to amend our DCCR, Bylaws, and the existing Collection/Payment Plan Policies and to adopt a new DCCR Enforcement Policy. Jo Ann tasked Jimmy to work on the amendments and present to Tom Newton, legal counsel, for review and then to the Board. Jimmy sent the amended documents to Newton on 9-11-21 for his review and received his comments on 9-23-21. He suggested only a few changes. Once finalized, we need to obtain approval of the membership for changes to the DCCR and Bylaws. Jo Ann would like to present these at the next annual meeting. Even though we did not get these approved by 9-1-21, the changes in the law will still apply. Jimmy stated that there were a few other amendments to the Bylaws and DCCR that we should propose, including the two that the board had previously approved on 5-27-21. The others are basically housekeeping changes. David C. suggested that the ballots separately itemize these changes from those required by changes in the law.

A proposed new DCCR Enforcement Policy and amended Collection & Payment Plan policies were presented by Jimmy at this meeting for approval.

Motion to approve by: David Cerminaro; Second: Joe Zimmerman; Vote: all for.

7. Ratification of “routine” actions taken by board between formal meetings (e.g., via email/Zoom).

- a. Cancellation of social meeting on 9-16-21 and special meeting for DCCR amendments on 10-21-21. Due to Covid spike and changes in state law requiring some changes to our governing documents, these meetings were cancelled by the Board via email sent on 8-16-21 by Jo Ann. See #6 above.

This cancellation approval was ratified via Motion by Mary Teders and Second by David Cerminaro, with all voting in favor.

- b. In Executive Session, one confidential item was approved. Via emails on 9-9-21, the board approved having DAMC send a DCCR violations letter to a member for creating a music noise nuisance on 9-2-21 and for having a boat and trailer visible

from the street. On 9-13-21, the members replied to DAMC that the violations would be corrected in a timely manner. This board action was ratified via Motion by David C. and Second by Jo Ann, with all voting in favor.

6. Other Business.

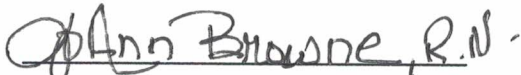
None

7. If an Executive Session is necessary, recess regular meeting and go into executive meeting, if necessary, per Section 209.0051(d) of the TX Property Code, to discuss confidential items. (If members are present, discuss their issues individually and excuse them before proceeding with other items. Resume regular session after executive session concludes. Document in regular minutes, in general terms, without breaching confidential information.) See item 7.b above.

8. Next meeting: October 28, 2021 at 6 pm at Mi Casa.

9. Adjourn meeting: Jo Ann adjourned at 8:16 pm.

Respectively submitted,


Jo Ann Browne, President


Mary Teders, Secretary