

Highlands Ranch HOA
Board Minutes for Regular Meeting
11-18-21

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

Time and place: 6:05 pm at Mi Casa Tamale Restaurant

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

Board absent: none

Guest present: Jimmy Junkin, Pat Hopkins, Elizabeth Rogers

2. Approve prior minutes of Regular and Executive Board Sessions for: Oct. 28.

Motion: David Thackery- 2nd: Max Martin - Vote: All for

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

Dr. Alan Baum attended to discuss speed humps. Dr. Baum presented his reasons against the Board putting in speed humps. He sighted potential repair concerns to his cars, stating that just 15 mph over the humps causes alignment issues. He asked that the Board consider a speed monitoring system before installing more speed humps. He was told that the Board has discussed using speeding devices, but these are very expensive and require administrative time. The Board took this under advisement once Dr. Baum had left the meeting--see Roads and Safety.

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: approval given for 95110 Ranch Oaks for lights on sports court; approval given for Springfield's 2nd well.

(2) Gate issues: (a) 11/17/21 CPS flatbed truck broke the barrier arm. CPS has been contacted for recovering the cost of repair. (b) Pat referenced an email for a bid from Hill Electric to bury a high voltage line for future landscape lighting outside the gate to the right of the entry at a cost of \$3741. Also, proposal from Landscape Lighting Guru for lighting to the right of the entry curb for \$7224 was approved.

(3) New members welcoming kits delivered: None

b. Roads and Safety-David Thackrey

(1) Discussed status of ordering one new speed hump approved at the last meeting. After Dr. Baum left the Board meeting, the Board decided to wait on installing new speed humps and look into renting a movable speed monitoring system on a month-to-month basis (possibly three

months) to see what effect it would have on speeders. Once the data is collected, the Board will analyze and decide the next step. If a decision is made to use speeding devices in the future, it was the consensus that fines would need to be considered. It was also suggested that first-time warnings might be sent to residents who violate the speed limits, after which fines would be charged.

(2) Discussed the proposals for new street signs. This work has been tabled until 2022 and will be included in the 2022 budget. David Thackrey is getting more bids for new 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 10-31-21, there were 19 delinquent accounts past due more than 30 days (not unusual each quarter). There is one account that has received the 209 letter (over 60 days past due), which is the 2nd letter before going to the attorney for collection. There are none currently at the attorney for collection.

(2) Oak Wilt. No report

d. Beautification-Lil Rogers (report via verbal to Jimmy). Lil reports that the only remaining landscaping work at the front is to put the mulch in the large bed. Some of the plants have suffered due to the water well not working at the entrance. Moore Irrigation was contacted to repair a water leak. Lil also brought up a concern over the large boulder on the high-speed turn. If someone were to hit the rock the HOA could be liable if someone gets hurt. Pat is suggesting that we place two additional smaller boulders to try and keep large trucks from damaging our sod and irrigation system, which was recently done. Pat mentioned that someone had damaged the new stone retainer wall at the large shrub bed and we needed to have it fixed.

e. Social-Max Martin. Discussed the Christmas party of the Teders on December 11 from 7pm-10pm. Mary to send JoAnn an invitation to email to residents.

f. Newsletter-Martha Grant. No report

6. Annual Meeting-Jimmy and Jo Ann.

a. Jo Ann to discuss her arrangements for a meeting place for the annual meeting. She presented the Hungry Horse as an option. It is \$15.00 per person and the room provided will hold 50 people. The board may need to rent a TV set up for residents to participate via Zoom. If this cannot be arranged, or she decides the room is not acceptable, she will make other arrangements, probably at Fair Oaks Country Club where our contract would require that the HOA spend at least \$1,000.

b. The Summary of Amendments to DCCR & Bylaws and the wording of the amendments were agreed to by a majority at the last meeting. Since then, David Thackrey provided via email to the Board some changes to one of the DCCR amendments that David Cerminaro had concerns about and some changes to the ballots. After discussion, David Cerminaro was still not in agreement with the changes to the wording and withdrew his support. Motion to approve

revised Summary and the amendments, with the changes suggested by David T. was made by Max Martin and 2nd by David Thackrey. Vote: David Cerminaro voted No, Joe Zimmerman abstained from voting, All other members voted in favor. The motion passed. See attached Summary of Amendments and the ballots.

c. Critical Dates for Annual Meeting. See attached document dated 11-18-21R. Consensus was to approve the Critical dates document. Annual Meeting is set for February 19, 2022 as of this time.

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

**None

6. Other Business. Pat Hopkins reported that a booster pump on the water well was hit recently by lightning and had to be replaced. Eva is filing an insurance claim. He also reports that bulk trash pick-up by Tiger Sanitation is scheduled for 4-9-2022.

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.

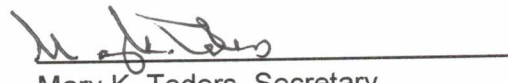
**Meeting not necessary.

8. Next meeting date and time: (tentatively) December 16 , 2021 at 6pm at Mi Casa Tamale. Jo Ann will let the Board know. If the Board does not meet in December, the next meeting will be January 20, 2022 at 6 pm at Mi Casa Tamale.

9. Adjourn meeting: JoAnn adjourned at 7:57pm

Respectfully Submitted,


JoAnn Browne President


Mary K. Teders. Secretary