

Highlands Ranch HOA
Board Minutes for Regular Meeting
5-26-2022

Meeting called to order by Jo Ann Browne at 6:06 pm.

Roll Call: In Person---JoAnn Browne, David Thackery, and Max Martin. By Telephone—Adam Pope and David Cerminaro. Absent—Mary Teders.

Guests: Alfred and Laurie Rodriguez, Pat Hopkins, and Jimmy Junkin.

Approval of Prior Regular Minutes for 4-28-2022. Motion by David Thachrey; Second by Max. Vote- -all for.

Recognize member guests for non-confidential matters. The Rodriguez's discussed their concern about fire prevention on the subdivision. They provided some documents about their research. This included a map of the U.S. and other information about where the greatest risk of fires is located, which included parts of Texas such as Bexar County. They proposed that the Board consider finding an alternative route to exit Highlands Ranch in case of a fire or other disasters. Jo Ann mentioned that this was discussed at the last Annual Meeting, but from the view of fires on our hilly roads. There is a dirt road at the south end of Ranch Creek that goes over to Country Bend. When Denton developed Country Bend (before Highlands Ranch), they put a water well at this location in HR and gave the Country Bend water company an easement to access the well. Brad Burdin at the Annual Meeting offered to contact a friend in Country Bend and discuss how the HR residents might have access in using this road to exist into Country Bend. Jo Ann said that we have not heard back from him, so she will follow up with him. She said that she will head up and Emergency Preparedness Committee to begin planning for emergencies. Alfred and Laurie volunteered to serve with her. Someone then mentioned that July 4th is coming up and we need to again advise the HR members that the DCCR prohibits the use of fireworks. Jo Ann will do so. The Rodriguez's were excused at 6:45 pm. David T. then mentioned that there might be a way to exit into Trailwood close to his property where the utility poles run.

Recognize any member guests for Executive Session for confidential matters. (If any are present to discuss confidential matters, they can discuss now or remain until Item 10 below. If discussed now, go to Executive Session per Item 10, after which excuse them, unless they wish to remain for Regular session only. Resume Regular Session.) None.

Committee reports:

ACC, Gates, and Welcoming—Pat Hopkins:

ACC approvals/other issues:

- Went into executive session at 6:45 pm to discuss a potential DCCR violation by a member that was brought up last month. This concerns the possible lack of the member having obtained ACC approval for a cabana and pool that has been installed and the lack of a fence around the pool. This is documented in executive session minutes. Then, resumed regular meeting at 7:00 pm.
- Gutierrez, 27234 Ranchland View. ACC approved a small screened wall to hide his garbage cans.

Gate issues:

- Status of damage recoveries.
 1. For the Mattress Firm truck that caused \$7245 of damage on 9-19-21, Tom Newton mailed a demand letter on 4-11-22, for which receipt was acknowledged by the recipient, but Tom is waiting for an official response. He called and left a message, with not return call yet. Eva Hecox at DAMC has filed an insurance claim. If paid, our insurer will seek recovery from them.
 2. For the Welman Installations (Lowe's delivery) truck that caused \$1399 of damage on 2-24-22, Eva Hecox has left a message in April and again in May for Jimmy Perez, owner, with no response. The consensus was to ask Eva to send them a letter stating that their trucks would no longer be allowed on HR property if they did not pay by June 30, 2022.
 3. For the Boerne ISD bus that caused damage of \$556 on 3-10-22, a Mr. Ramirez, transportation dept., told Eva in early April that the payment is being processed. Eva sent an email in May asking for the status, but no reply. The consensus was to ask Eva to send them a letter that their buses would no longer be allowed on HR property if they did not pay by June 30, 2022.
 4. Pat stated that someone had driven up over the curb while entering the high-speed entry and damaged some landscaping, lighting and irrigation drip. He contacted Landscape Lighting Guru to repair two light fixtures and adjust all other fixtures. He has informed Lil Rogers, who is to have the irrigation checked by Moore Irrigation.
- Keypad decals. Pat stated that he will have new decals prepared and placed on the keypad.
- Fireworks. As July 4th is coming up, Pat stated that he would put a sign at the gate area advising members that fireworks are prohibited in Highlands Ranch.

New members welcoming kits delivered: None

Roads and Safety—David Thackrey:

- Status of the 4 speeding indicator signs included in 2022 budget: The final shipment of the signs has been received. As approved at last meeting, David is working to schedule Coldfire Signs to install the concrete bases, probably beginning late June. Then he and other members will install the signs. The selection of locations has been done. A few

members still need to be contacted to let them know that a sign might be on or close to their property.

- Status of ordering new street stop signs included in 2022 budget: These signs will be installed by Coldfire Signs at the same time they put in the concrete based for the speeding signs.
- Pat mentioned that two members recently saw drones hovering over their homes. It was again pointed out that it is illegal to damage someone else's drone. The only option is to try and find out who is doing this and ask them to stop.

Finance and Oak Wilt—Jimmy Junkin:

- **Prior Month's Financial Reports.** Board members provided a copy, including email from Jimmy to DAMC with questions. At 4-30-22, there was just 1 account past due more than 30 days with balances ranging from \$30 to \$315, for which the first or second collection letter has been mailed. DAMC reported 5 open DCCR violations (see the report for details).
- **Reserve Fund analysis and 2023 Assessments.** The analysis was provided to the board members for comment. Few comments received, not requiring any changes. Based on the analysis, recommend increase in quarterly assessment for Reserve Fund of \$10 and Operating Fund of \$5 for 2023.
Motion to approve by Max; Second by Jo Ann. All voted yes.
- **Oak Wilt.** No report.

Beautification—Lil Rogers (report via email to Jimmy): From last month, the front area has recently been fertilized and Lil still has plans to replace some of the sod that was installed late last year that is now dead. Awaiting her to do so, depending on when zoysia grass is available. Also, per request of board from prior month, she is checking into the need for a second water tank so that the irrigation zones can be scheduled so as not to water when most members are leaving and entering the neighbor. Per her discussion with Mario at Moore Irrigation, they say that another tank would help but is very expensive. He said they would look into a better solution. She asked them to go ahead and adjust the watering times to see if that could fix the issue. She also asked Bob Jenkins to come out and address the weeds again. She is also having Panache remove a dead limb on the redbud plan and replacing two dead trees that are still under warranty.

Social—David Cerminaro: At this time, the only two events planned are the Halloween party and Christmas party. David still needs to email members to get volunteers to help, including a host for the Christmas party. Jo Ann suggested that we have a wine tour or an event at Mi Casa, perhaps an Octoberfest, along with the Halloween hayride, without the block party. David and Pat will work this.

Newsletter—Martha Grant: No report

Ratification of "routine" actions taken by board between formal meetings (e.g., via email/Zoom). None

Other Business:

- JoAnn has asked Eva Hecox to schedule a demonstration of DAMC voting system for some time in June so that the Board can decide whether to use it in 2023. Eva will still need to help some members learn how to use their DAMC portal, as each member must be able to use their portal in order to cast votes on the DAMC system.

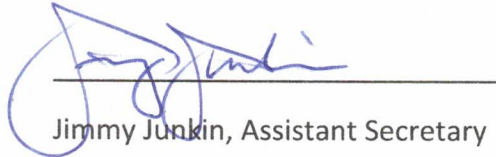
Next meeting date and time: September 22, 2022 at Mi Casa Tamale at 6:00 pm. No meetings for June through August.

Adjourn meeting: Time: 7:50 pm

Respectfully Submitted:



JoAnn Browne, President



Jimmy Junkin, Assistant Secretary