

Highlands Ranch HOA

Board Minutes for Regular Meeting April 20, 2023

Meeting called to order by Jo Ann Browne April 20, 2023, at 6:10pm

Roll Call: Board present: Jo Ann Browne, Philip Miller, David Thackrey, Adam Pope, Max Martin. Board absent: Mary Teders. Guests: Jimmy Junkin, Pat Hopkins, Eva Hecox

Approve prior minutes of Regular session for 3/23/2023.

Motion: Mr. Martin; 2nd: Mr. Miller. Vote: all for. Motion carries

Recognize any member guests.

None in attendance

Recognize any guests for Executive Session or confidential matters

None in attendance

Executive Session per Section 209.0051 of the Texas Property Code to discuss confidential matters.

The board went into Executive Session at 7:48 pm and concluded at 8:17 pm. Separate confidential Executive session minutes prepared. Summary is as follows:

The Board was made aware that one of the resident's account has been sent to the attorney for collection that has an assessed balance of delinquent HOA fees in the amount of \$685.65, plus attorney fees in the amount of \$500. A demand letter was issued on March 14, 2023 by attorney.

Other delinquent accounts have been issued collection letters by DAMC, as documented in reports provided by DAMC, though none are of significant amounts.

One member has not officially requested, nor granted an approval for a change to property exterior (shed). Mr. Hopkins stated that he had sought a response to this five times but had received nothing so far. Ms. Hecox provided a copy of a Covenant Violation letter sent to the member on April 3, 2023. Follow-up with

this member is needed. Another member received a note from Diamond regarding an unsightly electronic panel, of which placement close to the road was not approved in advance. Diamond to follow up to secure ACC approval of all structures.

Committee Reports:

ACC, Gates and Welcoming – Pat Hopkins

ACC

Mr. Hopkins reported that the property at 27445 Ranch Creek had a horse barn/tack room variance which needed to be considered and approved. The barn is on a cement slab and the roof matches the roof on the house. Given the quality and appearance, this has been approved.

Gates

No new issues.

Welcoming/New members welcoming kits delivered. Mr. Hopkins reported that:

The Walls' property at 27643 Ranch Creek was sold to Robert and Sarah Groff.

The C&C Acquisition residence at 27514 Ranch Bluff was sold to Troy and Tiffany Blackmon.

The Herrera property at 27440 Ranch Lane was sold to Juan and Adah Aldretti.

Roads and Safety – David Thackrey

Guard House

The question arose as to whether Mr. Thackrey has received a cost estimate for this potential project. Mr. Thackrey indicated that he has tried to contact Bubba Myers twice with no reply, and therefore, has not received an estimate on the cost for a structure. This project was put on hold.

Road Repairs

A discussion ensued as to whether Mr. Thackrey had received additional information from VKK as to their estimate for road repairs. To date, they have not

updated their estimate as requested. VKK currently does not do any of their own asphalt work. They contract out to several Asphalt companies. Mr. Thackrey contacted BK Paving directly, with whom VKK has been working with on our project, but has yet to receive a response from them, as well.

Mr. Thackrey indicated that the contact provided for geotechnical services did not materialize, as they indicated that they were too busy to take on our project. He contacted ECA Limited to set up a site visit. He was recommended to another individual to discuss a competing bid.

Speeding cameras

A discussion ensued regarding a proposal to install a portable speed camera which would measure and publish the speed, picture of the applicable vehicle, as well as the license plate. The approximate cost would be \$17,000.

Motion to approve: Mr. Martin. 2nd: Mr. Pope. Vote: all in favor. Motion carries.

Other

Mr. Thackrey updated the Board on the speeding statistics for March. There were two specific items of note. On Ranch Creek North Outbound we recorded speeds of 69 and 70 MPH on March 1st and March 14th, respectively, both occurring at approximately 10am. On March 24th at approximately 4pm a vehicle was recorded going 65 miles per hour on Ranch Creek South Inbound.

Finance – Adam Pope

Mr. Pope provided an update on the current financial matters of the HOA.

With respect to maturing CDs, SSFCU: ~ \$56,855 CD matured on April 2nd, and was converted to a 15-month CD at 4.89% dividend rate (5.00% APR).

The Credit Human CD ~ \$125,025 matured on April 14th and was converted to a 24-month CD at 4.89% dividend rate (5.00% APR).

Mr. Pope reported that the Operating Fund has enough cash to pay Reserve Fund \$18k of the balance due, will deposit that amount in the RBFCU Money Market, and stated that we should then hold off and see how much more Operating cash

we may have to pay to Reserve, because we still have \$63k budgeted for road sealing. We will also hold off on the possible \$50k transfer from Operating to Reserve until later in the year. We should have a better handle by then to see if we will have enough cash in the Operating Fund.

Oak Wilt – Jimmy Junkin

Mr. Junkin provided an update on oak wilt in our neighborhood. It was agreed that a note would be distributed to all residents. The email was later issued and stated that:

“Due to the recent freeze, many of us had a lot of broken limbs on our trees. Some of us have had these cut and sealed where the breakage occurred. Some have not had this completely done. If you have not, please do so as soon as you can. The reason is that when limbs are partially broken and still hanging, there is always the possibility that they might break further, thus creating a fresh wound on the trees. If this happens, the oak wilt beetle has a fresh cut where it can infect the tree. So, we are asking that you address this issue if you still have broken limbs that have not been removed. Again, please seal any cuts immediately.”

Beautification – Lil Rogers

No report.

Social – Mary Teders

Ms. Browne noted that a neighborhood gathering is scheduled for May 21, 2023 @ 3pm at Mikey’s Chicken & Tavern (formerly Mi-Casa Tamale). She has sent all members the invitation, asking for them to let her know who is attending.

Ratification of actions between formal meetings re: Tabling of Policy on Use of Streets via email

On January 19, 2023, the Board adopted a Policy on Use of Streets. This issue was discussed at the Annual Meeting on February 20, 2023. A show of hands indicated that a majority of those present agreed that some formal rules were needed. Ms. Browne had stated that she would follow up with an email to all members, asking for more input on this prior to the April 20 board meeting. Most of those who replied to the email were against such a policy. Therefore, a

resolution was proposed via an email prior to the April 20 board meeting to reverse the policy that was adopted on January 19th of 2023 and seek more input in the future. Motion to ratify the decision made via email was so moved by Adam Pope. 2nd: Max Martin. All voted in favor. Motion carries.

Other Business

Feral Hogs

Mr. Hopkins reported that he had received notification from 20 members from the feral hog survey; 10 of which indicated that they have witnessed sod or landscape damage recently suspected from hogs. Eight of these reside on Highlands cove. A note is to be issued to members, asking them to report any additional sightings/damage to their property.

Next Meeting Date and Time:

Next meeting will be on May 25, 2023, at Mikey's Chicken & Tavern (formerly Mi-Casa Tamale) at 6:00pm

Adjourned meeting: 8:17pm.

Respectfully submitted,



Jo Ann Browne, President



Jimmy Junkin, Recording/Assistant Secretary