

## Highlands Ranch HOA

### Board Minutes for Regular Meeting May 25, 2023

**Meeting called to order by Jo Ann Browne May 25, 2023, at 6:04pm**

**Roll Call:** Board present: Jo Ann Browne, David Thackrey, Adam Pope, Mary Teders.  
Board absent: None. Guests: Jimmy Junkin, Pat Hopkins.

**Approve prior minutes of Regular session & Executive session for 4/20/2023.**

Motion: David T.; 2<sup>nd</sup>: Adam. Vote: all for. Motion carries.

**Change in Board members:**

Jo Ann stated that Phil Miller had resigned from the Board for personal reasons. In light of this and the passing of Max Martin, there are two open positions. The Bylaws state that the Board shall appoint replacements to fill out the terms of such directors. She suggested that Max's term be filled by Jimmy Junkin through February 2024 and he serve as Secretary. She suggested that Cynthia Shafer be appointed to complete Phil's term through February 2026 and serve as Assistant Secretary. She also stated that Cynthia has been secretary on other boards and suggested that Jimmy help her learn the duties of the HOA board's secretary position so that she can take that over after the next annual meeting. Motion was made by Mary, seconded by Adam, and all voted in favor.

**Recognize any member guests who are not regular attendees listed above.**

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 6:30 pm and concluded at 7:10 pm. Separate confidential Executive session minutes prepared. Summary is as follows:

The Board discussed one delinquent account that is with attorney for collection and three members who are in violation of the DCCR with regard to having ACC approvals for improvements to their property. The Board is following up with these members.

## **Committee Reports:**

### **ACC, Gates and Welcoming – Pat Hopkins**

#### **ACC approvals—Pat Hopkins:**

- Rainmondo, 27314 Ranchland View. Tennis court and storage building.
- Sweeny, 27518 Ranch Creek. New E-window package and front door.
- Anzaldua, 27757 Ranch Creek. New patio and outdoor kitchen.
- Batt, 27350 Ranch Crest. Paint exterior of house stucco.

#### **Gate:**

- Payment for arm broken in early May by a postal driver will be pay by Postal Service.
- Arm broken in early May by a worker in a red truck is not likely to paid. Photo of truck will be sent to members, asking if they know the party.
- There have been cases of people entering the exit gate, which is dangerous. Discussed placing spikes at the exit to prevent drivers from entering. David will research cost.

#### **Welcoming/New members welcoming kits delivered:**

- Stephen and Ama Anzaldua, 27757 Ranch Creek.
- Jeff and Amy Sweeney, 27518 Ranch Creek.
- Ana Cervantes and Ethelvina Moses, 9130 Highlands Cove.

#### **Compliance with DCCR requirements and ACC approvals:**

Over the years, there have been a number of improvements to properties that were approved by the ACC, for which the members did not make the improvements in accordance with the ACC's approval decision or not receiving ACC approval in advance of beginning the improvements, which were discovered later. These include such things as fence setbacks and sheds. As he has in the past, Pat pointed out that the ACC is not the policing body, but the Board bears that duty. Therefore, it was discussed whether DAMC can be called on to do this, so Jo Ann will discuss with Eva Hecox. It was also discussed if this duty can be rotated among the Board members—no decision on this. It was decided that Pat will begin including a statement in the ACC approval documents that the member must notify the ACC once the improvement is completed so that the ACC can determine compliance with what was approved.

## **Roads and Safety – David Thackrey:**

### **Road Repairs:**

David reported that he has met with and requested BK Paving (used by VK Knowlton as a sub-contractor for paving) to provide requirements of what we should do on our roads in the near and distant future, along with cost estimates of this. He thinks they will provide this to him in the next few days.

### **Speeding cameras:**

One speeding camera was approved at the last meeting for purchase from Traffic Logix. David stated that it has been shipped and will be delivered to his home soon. Traffic Logix will install it.

## **Finance – Adam Pope**

Adam provided an update on the current financial matters of the HOA. He stated that there were not significant items regarding the April 30 financial reports from DAMC. He also said that he has early matured several certificates of deposits and reinvested the funds in much higher rate certificates. The penalties for early maturity will be greatly offset by the increased interest.

## **Oak Wilt – Jimmy Junkin**

Jimmy stated the he has just sent another email to members asking them to trim any limbs damaged by the ice freeze about two months ago, as any high winds might cause more breakage at the existing broken locations. If so, this provides oak wilt beetles fresh wounds to attack. Has asked members to be very careful to immediately seal any fresh cuts.

## **Beautification – Lil Rogers (via email)**

Panache is scheduled to trim some trees (cedar and oak tree broken limbs) between May 22 and June 5. Any further trimming will be delayed until a safer time due to the oak wilt beetle threat. She has also fertilized the entrance plants and plans to get Panache to remove some dead bushes and to move a few plants.

## **Social – Mary Teders**

63 members/family attended the Meet and Greet on May 21. Total cost was \$1605. All had a great time.



**Ratification of actions between formal meetings re: Tabling of Policy on Use of Streets  
via email: None**

**Other Business:**

Steve Aijian, 27203 Ranch Creek, residence on lot 5-1-74 and owns adjacent lot 5-1-73 requested that the two lots be combined into one residence, as is permitted by the DCCR. His requested was accepted. Jo Ann to notify Eva Hecox.

Pat stated that he had been informed by one of our members that the commercial lot at our entrance had been sold by Rajeev Puri's entity to Starbucks. He has sent emails to Puri on 2-22-23 and 5-2-23 asking for contact information. Puri replied that, per contract with the buyer, he cannot disclose any information about the transaction.

Jo Ann reported that Tom Newton is still working on obtaining title to two pieces of property discussed in the April minutes.

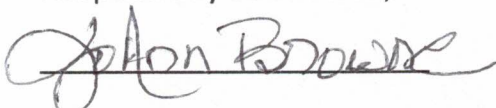
**Next Meeting Date and Time:**

Jo Ann proposed that the Board begin meeting only once each three months in person. Some felt that was too long in between such meetings. It was agreed that meetings would generally be every two months. If other meetings are necessary, these can be done via Zoom.

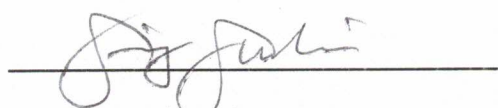
It was agreed that the next several meetings will be on August 24, October 26 and December 21 in 2023 and January 25, 2024, at Mikey's Chicken & Tavern (formerly Mi-Casa Tamale) at 6:00pm.

Jo Ann adjourned meeting: 8:17pm.

Respectfully submitted,



Jo Ann Browne, President



Jimmy Junkin, Secretary