

Highlands Ranch HOA
Board Minutes for Regular Meeting February 15, 2024

Meeting called to order by Jo Ann Browne at 6:15pm.

Roll Call: Board present: Jo Ann Browne, David Thackrey, Adam Pope, Mary Teders, Jimmy Junkin. Board absent: Cynthia Shafer. Non-board member committee chairs present: None. Other guests present: Alfredo and Maria Lozano.

Executive Session per Section 209.0051 of the Texas Property Code to discuss confidential matters relating to individual members. None.

Regular Session for non-confidential matters. None

Approve prior minutes of Regular session & Executive session for 1/25/24.

Motion: Mary; 2nd: Adam. Vote: all for. Motion carries.

Committee Reports:

ACC, Gates and Welcoming – Pat Hopkins (via email)

ACC approvals, etc.:

Submissions, but not approved yet, since last board meeting:

- Buehler, 9010 Highlands Cove. Perimeter fence and driveway gate entry.
- Arishita, 27644 Ranch Lane. Detached garage.
- Zamora, 27683 Ranch Creek. Detached RV garage with building setback variance request.

Also waiting on Martin to submit ACC request for revegetation of an area previously cut.

Pat is turning over the paper process of all requests to DAMC beginning this month. Eva is in process of notifying members of this change and asking them to send requests to DAMC in the future. She is also notifying ACC members how to access the requests online via a DAMC portal. Pat will also be unavailable to assist on much of this for the next month.

Gate issues:

- a. Status of damage recoveries. Broken arms not yet reimbursed & amounts—Eva was asked to send notices to each, with photos of vehicles. Per report from Eva on 2-14-24:
- Gate damage on 9-14-23 by RAM white flat-bed work truck (Ernest Flores, Bohanan contractor). Repair \$1128 + Quality \$146 = \$1274.12 cost. Flores has agreed to pay in installments. \$400 paid on 2-14-24.
 - (Not on Eva's list): Broken arm on 11-12-23 by Bexar Deputy while chasing Colton Blackmon (son of Troy), 27514 Ranch Bluff. Cost \$823.70. Cameras show deputy did not have flashing lights on until inside gate at which time he stopped and ticketed Colton. Jo Ann call Bexar Sheriff and they told her to file a claim, which she has asked Eva to do. Jo Ann states that Eva has filed the claim with the Sheriff's department.
 - Broken arm on 11-27-23 by Chad Austin Spears, 25019 Seal Cove, SAT in '23 Chev. Tahoe. Cost \$823.70. Certified letter returned undelivered.
 - Broken arm on 2-8-24 by Rainbow Playground Equipment truck delivering to the Prado home was tailgating. Cost \$676.57. Eva has been requested to send letter.

New members welcoming kits delivered: None.

Roads and Safety – David Thackrey:

a. Road repair status. Plans are to use the recommendations per Julio Colunga's report presented last month. The Reserve Fund Projections have been revised accordingly. Thus, certain work will be done in 2024 at a cost of about \$200,000. We are waiting on a proposal from Colunga whereby he would supervise the work.

b. Speed signs/camera. David provided an updated chart showing speeding results.

c. Report on draft of Policy on Use of Streets. In the prior month, the member committee provided recommendations and David provided a draft of a Policy at the last board meeting, asking for input from board members. Suggestions were made, including some at his meeting. Suggestions were agreed to and motion called for to accept the drafted Policy with the suggested changes.

Motion: Adam; 2nd: Marty; Vote: All voted in favor.

David will let committee members know that Policy was approved by the board.

d. Gate Remotes. In conjunction with adopting the Policy on Use of Streets, which contains the deactivation of remotes as the penalty for speeding, David and Jo Ann are working on identifying which remotes each owner has or has provided to others. Any unidentified remotes will be deactivated. David has sent all member a letter discussing this.

Finance – Adam Pope

- **January reports:** Not available. DAMC has changed its process. They will issue reports on either the 5th or 20th of each month. The 5th will not include bank reconciliations, but the 20th will. Thus, the 5th may not include the recording of interest income or certain other adjustments. So, we have elected to receive these on the 20th.
- **2024 Insurance:** As reported last month, the 2024 Property and Umbrella Liability policies have not been renewed. Eva stated the DAMC insurance department was still trying to find coverage and that the 3 HOA property claims in 2023 had become an issue with the 2023 carrier. Jo Ann is working with Eva to find coverage. Some board members suggested contacting other insurance brokers.
- **2023 Tax Return:** This has been filed.

Oak Wilt – Jimmy Junkin. No report.

Beautification – Lil Rogers (via email).

- Per Pat, he and David discovered a leak while cleaning out the well pump house. They had it repaired by Elder Well Service.
- CPS parked its truck in a middle island at the entry while they repaired the electrical outage on 2-5-24. The truck broke an irrigation line. Lil had it repaired at a cost of \$282.64 , which Eva has filed a claim with.

Social – Mary Teders: Social is planned for May 11. Mary is considering using La Hacienda (same as for annual meeting). She and Jo Ann will visit them and discuss. Mary asked what the budget was for the social. The total for all member gatherings is \$5,000, but that could also include a Christmas party if there is one.

Mary also discussed possibly using a phone app similar to NextDoor, but limited to just Highlands Ranch, for such things as asking other members to help find lost dogs and cats, among other things. Currently, member usually ask Pat to send out emails. Thus, an app would take that burden off of Pat or anyone else. She mentioned something called Gaggle. The consensus was for her to research this further and report back as to how to do it and the cost.

Newsletter—Corrine Castillo: No report.

Ratification of actions between formal meetings: None.

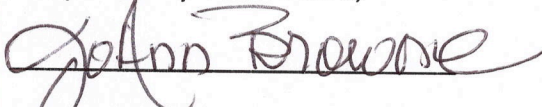
Next Annual Meeting:

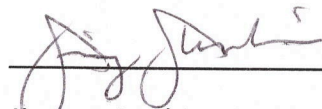
- a. **Critical Dates Document.** Jimmy provided board an updated copy. It shows the several dates by which certain things must be done.
- b. **Nominating Committee Report:** Jimmy referred to the committee's report provided with the agenda. The committee selected two nominees and one other candidate asked to be on the ballot. He said he would notify each nominee and candidates.
- c. **Notice of Annual Meeting and other documents:** Jimmy presented these documents, ask for any changes. None were suggested, so the consensus was to accept as presented. He stated that these would be emailed and sent by regular mail to all member on or about 2-28-24.

Next Board meeting: 4-25-24.

Jo Ann adjourned meeting: 8:00 pm.

Respectfully submitted,


Jo Ann Browne, President


Jimmy Junkin, Secretary