

Highlands Ranch HOA

Board Minutes for Regular Meeting May 22, 2025

Meeting called to order by Cynthia Shafer at 6:05 pm.

Roll Call: Board present: Cynthia Shafer, David Thackrey, Adam Pope, Mary Teders, Michael Prado and Scott Smith. Non-board member committee chairs present: Jimmy Junkin. Other guests present: None.

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 for 4/17/25.

Motion to Approve: David; **Second:** Scott; **Vote:** All For; **Motion carries.**

Committee Reports:

ACC and Welcoming—Pat Hopkins

a. ACC Requests since April 17, 2025 meeting (provided by email):

Ionescu, 9007 Highlands Cove, pool fence enclosure.
Penny, 27538 Ranch Creek, paint exterior stucco and trim.

Bitter Blue (Denton Properties) has notified Pat that they will no longer process NEW Highlands Ranch construction for the ACC. They have been pushing back on this for years and have approved all 128 existing new construction plans for HR. As another favor De De Hight will process, with our input the 129th home at 27311 Ranch Creek, before we are on our own. There will be only 5 remaining unimproved lots to build on.

b. New members' welcoming kits delivered:

Crouch, Andy and Amanda, 9006 Highlands Cove (sold by Tracy Lyon and Dan Maley)

Roads and Safety—David Thackrey

a. Road Repair Update

Repaving of Ranch Lane and the split on Ranchland View are complete as well as edge extensions of to prevent erosion. Hayden still needs to complete edge cuts to make road extensions more uniform in addition to cleanup of sides of road where equipment was parked.

Soon, Hayden will begin crack sealing of all other sections of road then apply Liquid Road and/or Fog Seal to complete refurbishing of existing roads. This will probably be a 2-4 day process. Traffic control will be required to keep vehicles off the newly coated surfaces until dry (several hours). Restriping and replacing missing buttons will complete repairs under the original contract.

There were a couple of mishaps during the roadwork. The stop sign at the corner of Ranchland View and Ranch Creek was hit by a work vehicle. The sign has been replaced and the \$500 cost will be deducted from Hayden's final bill.

Nora Flores mailbox was damaged during the paving process. Hayden has agreed to repair the mailbox at their expense and is working directly with Nora to coordinate repairs. Costs for road repairs should come in under budget.

b. Front entrance road repairs over drainage pipe

We've inspected the inside of the drainage pipe at the front entrance and determined there does not appear to be any physical damage to the pipe itself. It looks like the pipe has flattened out a little bit becoming more of an oval than a circle, most likely due to the heavy vehicles going in and out of the property daily. As a result, the top of the pipe has dropped slightly, allowing the material above to subside. Steve Brown has provided Hayden with a scope of work which includes placing a reinforced concrete cap extending several feet beyond either side of the drainage pipe on both the entrance and exit lanes. This design is consistent with high volume roadways vs. typical residential roads. To keep costs down, a concrete cap over the drainage pipe located under the turnaround would not be necessary due to limited traffic.

Steve is currently reviewing Hayden's \$47k estimate to see if there is any way to bring the cost down a little bit. Originally, the cost was over \$60k. Once Steve has conditioned the bid, we will bring a change order forward for approval. A big part of the expense is traffic control required to keep vehicles moving while the road is under repair. Even with this additional cost, which was not in the original scope work for road repairs, we will still be well under the amount included in the 2025 budget.

David proposed the Board approve a \$47K payment to Hayden for this repair and a \$3700 payment to Steve for his services.

Motion to Approve: Adam; **Second:** Cynthia; **Vote:** All For; **Motion Carries.**

c. Cars attempting to enter the property through the exit gate

We continue to get reports of vehicles attempting to enter the property by crossing over from the entry lane to make a run at the exit gate before it closes. Once we complete road repairs above the drainage pipe, we will install several reflective bollards at the southeast corner of the turnaround making it impossible to even attempt this very dangerous move.

Gates and Recordings—Jo Ann Brown (provided by email):

Jo Ann on May 22, 2025 updated and emailed the May 16, 2025 HR Gate Damage Report to all Board Members and requested Diamond post to site. A couple of payments for damage were received in the last month.

Finance report—Adam Pope

RBFCU – 05/15/25:

- Moved \$4,000 from Business Savings over to our Money Market to get a higher return.
- Renewed the two Share Certs and staggered the terms. Renewed one for 12 months and the other for 24 months. Both at the same rate, 3.88% dividend rate/3.95% APY.
- Money market has over \$200,000 so I withdrew \$170,000 and moved to Credit Human.

Credit Human FCU – 05/15/25:

- Deposited the \$170,000.
- I attempted to open two share certificates but they would not allow me to do so without the presence of Jimmy Junkin and Aaron DeWispelare. I contested this to management, since back in April I was able to close out two matured share certificates and withdraw \$305,000. I told them I was also able to open those two share certificates by myself.
- The \$170,000 is sitting in the savings account. I asked if I could open a Money Market to at least get a higher return until we were able to open the share certs and they said no, not without Jimmy and Aaron.

Generations FCU – 05/15/25:

- The share certificate in the amount of just over \$313,000 matured today. I want to divide this up into several certs with staggered maturities. I ran into the same issue here, I am unable to open new share certs with this money without Jimmy and Aaron. I opened this jumbo share cert by myself.
- We have 10 calendar days to convert these to new share certs.

Generations FCU - 05/21/25:

- Closed the jumbo share certificate in the amount of \$315,423.76 that matured on 5/15/25.

- Opened three new share certs.

6-month share cert for \$105,423.76 at an APY of 4.30% - matures on 11/21/2025.

18-month share cert for \$105,000 at an APY of 3.89% - matures on 11/21/2026.

30-month share cert for \$105,000 at an APY of 3.75% - matures on 11/21/2027.

Credit Human FCU - 05/23/25:

- Opened two new share certs with the \$170,000 that was moved from RBFCU on 5/15/25.

18-month share cert for \$100,000 at an APY of 4.05% - matures on 11/23/2026.

30-month share cert for \$70,000 at an APY of 4.00% - matures on 11/23/2027.

DCCR—Scott Smith.

Scott has been familiarizing himself with the DCCR.

Scott to work with Eva (Diamond) and other Board and Committee members to address a residential water drainage concern, recently brought to the Board.

Oak Wilt—Jimmy Junkin

Jimmy sent members the following information in an email on May 8, 2025.

“Just a reminder that new leaves have now been produced by live oaks. Thus, please be watching for any leaves dropping that might appear to show signs of the oak wilt fungus. Also, the months recommended for trimming by the Texas Forest Service are July thru January. Please be sure to have any cuts immediately sealed and have the tools sanitized prior to use.”

Beautification—Lil Rogers (via email)

- Lil’s husband, Don, removed the part of a tree, damaged by a car at the front entrance.
- Lil, to manually fertilize the front entrance with slow release fertilizer.
- Discussed the proposed new Panache Contract with a 5.25% cost increase.

Motion to Approve: Mary ; **Second:** Adam ; **Vote:** All For ; **Motion Carries.**

Social—Mary Teders

Summer Social. June 29, 2025, 3pm – 6pm. Mikey's Chicken & Tavern

As of now, anticipate about 25 attendees. Additional reminders/invitations will be sent via email, MailChimp and a post on the HR Website.

A new Wine Social Club may be forthcoming.

Newsletter—Corrine Castillo.

Next newsletter will include information about coyotes in HR and surrounding area.

Ratification of actions taken by board between formal meetings (e.g., via email/Zoom/in person).

None.

Next Board meeting: 9-25-25 at 6:00pm

Cynthia adjourned meeting: 7:47 pm.

Respectfully submitted,

 25 Sep 2025

Michael Prado, Secretary