



# HIGHLANDS RANCH COMMUNITY ASSOCIATION

HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC.  
REGULAR MEETING OF THE DELEGATES MINUTES

August 17, 2021  
5:30 p.m.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/600122901>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 600-122-901

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- 1. Call to Order:** 5:35 p.m.
  - 2. Proof of Notice of Meeting**
  - 3. Roll Call / Establishment of Quorum:** A quorum was established. 19,154 lots of 31,338 lots were present.
  - 4. Approval of Minutes from the Preceding Meeting of Delegates on July 20, 2021**

**ACTION:** A motion was made by Pattie McGuinness, #112 and seconded by Kurt Huffman, #82 to table the July 20, 2021 meeting minutes until corrected. Discussion occurred.

**ACTION:** Pattie McGuinness, #112 withdrew her motion.

**ACTION:** A motion was made by Pattie McGuinness, #112 and seconded by Kurt Huffman, #82 to table the July 20, 2021 minutes. Discussion occurred.

**ACTION:** A motion was made by Pattie McGuinness, #112 and seconded by Rebecca Rothwell, #26 to amend the motion to approve the meeting minutes with the following corrections under “#7 Facilities Update:”

*The first “ACTION” item states “A motion was made by Elizabeth Strock...”*

*The second “ACTION” that occurred was that Elizabeth Strock withdrew her motion, and it was seconded.*

*The third “ACTION” should read “Pattie McGuinness, #112 moved to approve the 2021 Surplus Project List excluding the Eastridge sidewalk and Westridge gate projects.*

*A fourth “ACTION” should be added to the minutes whereby a motion was made by Greg Herman. It should also be noted who “called the question”, that further discussion was prohibited, and a vote ensued.*

Motion carried with a roll call vote of 11,381 lots in favor; 1,555 lots opposed; 3,784 lots abstained.
  - 5. Board of Directors Report:** Jim Allen provided a PowerPoint presentation. Jim presented about virtual meetings, upcoming QBR; BWS and committee meetings, political speakers, residential improvement guideline updates from [House Bill 21-1310](#), The new Bylaw and Backcountry Committees, Committee Appointment Policy, charters, committee timeline, and the Board agenda. Krystal Woodbury announced her intent to resign once a replacement could be appointed due to family obligations. Board Candidate Applications will be posted on the website and are due on September 3.
  - 6. Facilities Update:** Ken Joseph provided a PowerPoint presentation. Ken presented about capital reserve projects

and the Northridge closure projects. Questions and discussion occurred.

7. **Finance:** John Phibbs provided a PowerPoint presentation. John presented about the 2021 Operating Actual vs Budget and the reasons for the \$1.6 million surplus; along with the year's accomplishments and challenges. John also presented about the 2022 budget. John showed the Board's recommendations, the budget schedule, the 2022 assumptions and next steps. Questions and discussion occurred.
8. **Backcountry:** Mark Giebel provided a PowerPoint Presentation. Design Concepts was chosen to complete the conceptual plan for the base camp buildings. Mark also spoke about Backcountry camps, staffing, numbers, needs, goals, the timeline and how the community involvement process works. Questions and discussion occurred.
9. **Continued / New Business:** None
10. **Member Forum:** None
11. **Delegate Forum:** Elizabeth Strock, #16 commented about parked commercial vehicles. Bruce Peotter, #101 asked about graffiti and mask mandates. Alids Slides, #107 commented about the sign law changes. Kurt Huffman, #82 commented about the meeting policy and video meetings.  
**ACTION:** A motion was made by Andy Jones, #25 and seconded by Kurt Huffman, #82 to add political signage to the September Delegate Meeting. Motion carried.  
Andy Jones, #25 requested that the Board consider adding political signage to their September Board Meeting as well.
12. **Adjournment:** 8:02 p.m.

**Respectfully Submitted,**



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**Brock Norris, Secretary**

DELEGATE LIST

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CONFIDENTIAL  
 For delegates who are present place an 'X' in column C on the

Del. No.	DELEGATE NAME	Rel. No. of Present Delegate	Rel. No. of Opposed Delegate	Total # of Del. Present	Total # of Del. Opposed	PRIMRY	SECONDARY	TOTAL	TOTAL	Rel. No. of Present Delegate	Rel. No. of Opposed Delegate	Total # of Del. Present	Total # of Del. Opposed	PRIMRY	SECONDARY	TOTAL	TOTAL	
1	ALAN J. BIRCH	X		107				107										
2	ANDREW VAN DYKE	X		104				104										
3	ANDREW VAN DYKE		P		104				104									
4	ANDREW VAN DYKE	X		108				108										
5	ANDREW VAN DYKE	X		108				108										
6	ANDREW VAN DYKE	X		104				104										
7	ANDREW VAN DYKE	X		107				107										
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