



HIGHLANDS RANCH COMMUNITY ASSOCIATION

HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC.

REGULAR MEETING OF THE DELEGATES AGENDA

May 18, 2021

5:30 p.m.

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

<https://global.gotomeeting.com/join/327585821>

You can also dial in using your phone.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 327-585-821

Business Meeting

Approximate Time

- | | |
|--|-----------|
| 1. Remarks from Invited Guests: South Metro Fire, Mike Dell’Orfano | 5:30 p.m. |
| 2. Call to Order | 5:50 p.m. |
| 3. Proof of Notice of Meeting | 5:51 p.m. |
| 4. Roll Call / Establishment of Quorum | 5:52 p.m. |
| 5. Approval of Minutes from the Preceding Meeting of Delegates on April 20, 2021 | 5:55 p.m. |
| 6. Board of Directors Reports | 6:00 p.m. |
| a. Jim Allen, Krystal Woodbury, Brock Norris, Scott Lemmon, Melissa Park | |
| 7. Community Relations Update- Jamie Noebel | 6:10 p.m. |
| 8. Facilities Update- Ken Joseph | 6:20 p.m. |
| 9. Continued / New Business | 6:30 p.m. |
| 10. Member Forum (Sign up in advance and 3-minute time limit) | 6:35 p.m. |
| 11. Delegate Forum (Sign up in advance and 3-minute time limit) | 6:40 p.m. |
| 12. Adjournment | 6:45 p.m. |

The Board of Directors Meeting follows immediately upon adjournment of Delegate Meeting.

The Next Delegate and Board meeting will be held on Tuesday, June 15, 2021

Disclaimer – This packet is provided for informational purposes only and is subject to change. Other matters may be considered as deemed appropriate. Some documents or information may have been unavailable at the time this agenda was prepared. For additional information, contact: annie.vincent@hrcaonline.org. The Board Working Session, Regular Delegate Meeting, Board of Directors Meeting, and all other HRCA Committee Meetings are open to our Members.



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC.

REGULAR MEETING OF THE DELEGATES MINUTES

April 20, 2021

5:30 p.m.

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

<https://global.gotomeeting.com/join/557427229>

You can also dial in using your phone.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 557-427-229

1. **Remarks from Invited Guests:** Douglas County Assessor, Lisa Frizell provided a PowerPoint presentation. Lisa presented about home sales, home values and tax rates.
2. **Call to Order:** 5:53 p.m.
3. **Proof of Notice of Meeting**
4. **Roll Call / Establishment of Quorum:** A quorum was established. 19,920 lots of 31,338 lots were present.
5. **Approval of Minutes from the Preceding Meeting of Delegates on February 16, 2021**
ACTION: The February 16, 2021 minutes were adopted by unanimous consent.
6. **Board of Directors Reports:** Jim Allen provided a PowerPoint presentation. Jim presented about the Delegate Election, the QBR and the Board agenda.
7. **Community Relations Update:** Jamie Noebel provided a PowerPoint presentation. Jamie presented about past events including the Easter Egg Roll, Salsa Dancing, Cultural Events and Tastings. Upcoming events will include the Farmers Market, Hooked on Fishing, Culture on the Green and Blood Drive. Jamie announced that the 4th of July Parade will be canceled, but the fireworks show without an audience will continue.
8. **Facilities Update:** Ken Joseph provided a PowerPoint presentation. Ken presented about facility usage, the state restrictions, capital reserve projects and the maintenance closure schedule and projects.
9. **Continued / New Business:** None
10. **Member Forum:** None
11. **Delegate Forum:** Rebecca Rothwell, #28 asked a question about fencing.
12. **Adjournment:** 6:41 p.m.

Respectfully Submitted,

Brock Norris, Secretary

DISTRICT DELEGATE ROLL CALL
 MEETING DATE: APRIL 13, 2021
 RECORD DATE: APRIL 20, 2021

Instructions:

For initial role call:
 - For Delegates who are present - place an "X" in column C in the

Dist No.	DELEGATE NAME	Enter "X" if Present Enter "P" if Proxy	Enter "F" if in Favor Enter "O" if Opposed Enter "A" if Abstained Enter "S" if Split	Total # of Lots	LOTS*	PROXY	F+O+A	TOTAL IN FAVOR	TOTAL OPPOSED	TOTAL ABSENTIONS
1	LESLIE MILLER			297	-	-	-	-	-	-
2	JESUS BOHRA			266	-	-	-	-	-	-
3	VACANT			184	-	-	-	-	-	-
4	ROY KING (Stratton Ridge)	X		153	153	-	-	-	-	-
5	JUDY DUK (Bradford Hills)	X		108	108	-	-	-	-	-
6	KEANAN CYPHER (Sugarmill)	X		126	-	-	-	-	-	-
7	MICHAEL RILEY			295	-	-	-	-	-	-
8	HEATHER BLAKE (Chalet)			97	-	-	-	-	-	-
9	STEP LEBOLPH (Remington Bluffs)			98	-	-	-	-	-	-
10	VACANT			143	-	-	-	-	-	-
11	DEREK LONG			251	-	-	-	-	-	-
12	CONNIE ROSEL (Falcon Hills)			111	-	-	-	-	-	-
13	HILARY PRICE	X		199	199	-	-	-	-	-
14	TAMMY KELLY	X		185	185	-	-	-	-	-
15	JUSTIN HILL			208	-	-	-	-	-	-
16	ELIZABETH STROCK	X		105	105	-	-	-	-	-
17	GREG HERMAN	P		166	-	166	-	-	-	-
18	GLENN PROULX	X		318	318	-	-	-	-	-
20	JEAN REHME	X		208	208	-	-	-	-	-
21	JOE STEWART	X		189	189	-	-	-	-	-
22	BRYAN WALSH	X		132	132	-	-	-	-	-
23	DONNICK ESPPOSITO	X		142	142	-	-	-	-	-
24	CONNIE ROSEL			83	-	-	-	-	-	-
25	ANDY JONES	X		438	438	-	-	-	-	-
26	REBECCA ROTHWELL	X		183	183	-	-	-	-	-
27	KATH GLENN	X		242	242	-	-	-	-	-
28	BRYAN WALSH			48	-	-	-	-	-	-
30	BRAD STAYER (Timberline)	X		368	368	-	-	-	-	-
40	FRANK DEFINA	X		368	368	-	-	-	-	-
41	DAN DEBACCO	X		366	366	-	-	-	-	-
49	STEVE TROLINGER			291	-	-	-	-	-	-
50	LINDA WALLETT (Glensengles)	X		345	345	-	-	-	-	-
51	VACANT			253	-	-	-	-	-	-
52	CLINTON CAVE	P		234	-	234	-	-	-	-
53	SHARYN LANDIS			171	-	-	-	-	-	-
60	VACANT			181	-	-	-	-	-	-
61	JEFF ROHR	X		105	105	-	-	-	-	-
62	NANCY SMITH	X		197	197	-	-	-	-	-
63	TODD LANGRVAE			51	-	-	-	-	-	-
64	CHRIS BAYEE	X		130	130	-	-	-	-	-
65	DON WOODLAND	X		96	96	-	-	-	-	-
66	TOM BEHNER			224	-	-	-	-	-	-
68	BOMAR ALVARADO			152	-	-	-	-	-	-
69	LOUISE ANNARI			182	-	-	-	-	-	-
70	FERI HELMSTAD (The Village)	X		81	81	-	-	-	-	-
71	CONNIE ROSEL (Falcon Hills South)			26	-	-	-	-	-	-
73	MARY PARKER			1,184	-	-	-	-	-	-
74	BILL BUETTNER			940	-	-	-	-	-	-
75	SUSAN O'BRIEN	X		74	74	-	-	-	-	-
76	JENNIFER MITKOWSKI	X		223	223	-	-	-	-	-
77	MELISSA SMESSEART	X		420	420	-	-	-	-	-
78	AMET GUPTA			274	-	-	-	-	-	-
79	GRACE MCMAHON (The Retreat)			101	-	-	-	-	-	-

Dist No.	DELEGATE NAME	Enter "X" if Present Enter "P" if Proxy	Enter "F" if in Favor Enter "O" if Opposed Enter "A" if Abstained Enter "S" if Split	Total # of Lots	LOTS*	PROXY	F+O+A	TOTAL IN FAVOR	TOTAL OPPOSED	TOTAL ABSENTIONS
80	MONICA WADSEN (PA20)	X		1,533	1,533	-	-	-	-	-
81	AL HONNEAU			20	-	-	-	-	-	-
82	KURT HUFFMAN	X		778	778	-	-	-	-	-
83	ANDY NATALIE	X		180	180	-	-	-	-	-
84	DAVID ALPERT			785	785	-	-	-	-	-
85	DEBORAH SPIER			784	-	-	-	-	-	-
86	CRYSTAL BRYANT			1,290	-	-	-	-	-	-
87	VACANT (Indigo Hill)			481	-	-	-	-	-	-
88	CAROLYN CROOM (Weatherstone)			294	-	-	-	-	-	-
89	JUDI RILEY (Villages at H.R.)	X		323	323	-	-	-	-	-
90	MICHAEL DEVINNY (Spacely)	X		250	250	-	-	-	-	-
91	GINGER NEST (Sisters Village)			199	-	-	-	-	-	-
92	MICHELLE RATCLIFF (Canyon Ranch)	X		440	440	-	-	-	-	-
93	RUSSELL SHAFFER			260	-	-	-	-	-	-
94	AL PELKOWSKI (Westridge Knolls)	P		617	-	617	-	-	-	-
95	TOM HALL (Coventry Ridge)	X		56	56	-	-	-	-	-
96	DOUG MORTON (Highwoods HOA)			104	-	-	-	-	-	-
97	WILLIAM SMITH	X		336	336	-	-	-	-	-
98	DANA SCHANTLAND (Sandance @ Indigo Hill)	X		225	225	-	-	-	-	-
99	MICHAEL PETRUCCELLI (Carlyle Park)	X		213	213	-	-	-	-	-
100	PAT KAPTAIN			177	-	-	-	-	-	-
101	VACANT			111	-	-	-	-	-	-
102	PAULA BACHELLER			202	-	-	-	-	-	-
103	VACANT			401	-	-	-	-	-	-
104	DAN DEBACCO	X		532	532	-	-	-	-	-
105	JOSEPH ADEN	X		353	353	-	-	-	-	-
106	RITA NORRIS	X		226	226	-	-	-	-	-
107	ALDIS SIDES (HR Golf Club)	X		579	579	-	-	-	-	-
108	GRACE STEWART	X		208	208	-	-	-	-	-
109	JIM SEBEN (Backcountry)	X		1,252	1,252	-	-	-	-	-
110	MARK DICKERSON (Stonebarn)	X		87	87	-	-	-	-	-
111	MIKE WOODLAND (Fringlight)	P		1,863	-	1,863	1,863	932	931	-
112	PATTIE MCGUNNESS (Highland Walk)	X		298	298	-	-	-	-	-
113	VACANT			517	-	-	-	-	-	-
114	CLAY KARR (The Heights)	X		1,652	1,652	-	-	-	-	-
115	DAVE JACQUART (Bromstones)	X		359	359	-	-	-	-	-
116	ROBERT STRAUSS (Tresana)	X		557	557	-	-	-	-	-
120	VACANT (Creek Tower Residences)			318	-	-	-	-	-	-
212	VACANT (Stonebridge)			77	-	-	-	-	-	-
213	KAREN BURCH (Palomino Park-Gold Peak)	X		523	523	-	-	-	-	-
TOTAL				31,238	17,040	2,880	1,863	932	931	-
QUORUM 51%				15,982				19,920	1,25%	

*If the number of lots column is filled out, it indicates that the delegate was present in person or by proxy for this meeting.



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Board of Director's Meeting

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May 18, 2021

5:30 p.m.

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1. Call to Order

2. Establishment of Quorum/Roll Call

3. Proof of Notice of Meeting

The Board Chair will remove any Consent Agenda item upon timely request of any Board member or Member of the Association who has an interest in the item. A request is timely if made prior to the Board vote on the Consent Agenda. Items removed from the Consent Agenda will then be considered separately by the Board immediately following action on the Consent Agenda or placed later on the agenda at the discretion of the Board.

4. Consent Agenda

- Approval of Minutes of Action from the April 20, 2021 Board Meeting
- Approval of Finance Committee Minutes from April 19, 2021
- Approval of Architectural Review Committee Minutes from April 7 & 21, 2021
- Approval of Development Review Committee Minutes from April 14, 2021
- Approval of Resolution 21_05_08: Judicial Foreclosure of 8615 Gold Peak Place, #G

5. Forum - Member

6. Director Comments

7. Committee Reports

- Delegate Meeting
- Architectural Review Committee
- Development Review Committee
- Commercial Review Committee
- Finance Committee
 - Review of the April 2021 Financials
 - Approval of the April 2021 Financials

8. General Manager Report

9. Continued Business

10. New Business

11. Delegate Forum

12. Adjournment



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

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April 20, 2021

5:30 p.m.

501(c)3 quarterly meeting followed Board Meeting

1. **Call to Order:** 6:44 p.m.

2. **Establishment of Quorum/Roll Call:** A quorum was established. Directors Jim Allen, Brock Norris, Melissa Park, Krystal Woodbury and Scott Lemmon were present.

3. **Proof of Notice of Meeting**

The Board Chair will remove any Consent Agenda item upon timely request of any Board member or Member of the Association who has an interest in the item. A request is timely if made prior to the Board vote on the Consent Agenda. Items removed from the Consent Agenda will then be considered separately by the Board immediately following action on the Consent Agenda or placed later on the agenda at the discretion of the Board.

4. **Consent Agenda**

- Approval of Minutes of Action from the March 9, 2021 Board Meeting
- Approval of Finance Committee Minutes from February 15 & March 22, 2021
- Approval of Architectural Review Committee Minutes from March 3 & 17, 2021
- Approval of Development Review Committee Minutes from March 10, 2021
- Approval of Resolution 21_04_07: Judicial Foreclosure of 2288 Gold Dust Trail

ACTION: A motion was made by Scott Lemmon and seconded by Brock Norris to approve the consent agenda.

Motion carried.

5. **Forum – Member:** None

6. **Director Comments:** Brock Norris commented about the change in offices. Jim Allen looks forward to the QBR on Friday.

7. **Committee Reports**

- Delegate Meeting: Jim Allen commented about the Assessor's presentation.
- Architectural Review Committee: Mike Bailey commented on approved businesses that will be coming to the area around the former CB & Potts.
- Development Review Committee: The DRC denied the Sonic application because of the location and traffic issues with the proposed site.
- Commercial Review Committee: None
- Finance Committee: John Phibbs and Karen Jackson provided a review of the March 2021 Financials.

ACTION: A motion was made by Krystal Woodbury and seconded by Melissa Park to approve the March 2021 Financials. Motion carried.

8. **General Manager Report:** Jerry Flannery commented about the presentations made at the Delegate meeting.

9. **Continued Business:** None

10. **New Business:** None

11. **Delegate Forum:** Monica Wasden, #80 commented about the re-opening of the recreation centers/events and asked for less regulations and more input from Delegates. Michael Petruccelli, #99 commented about welcoming Prost to the community and the management of carefully reopening with the presence of COVID.

12. **Adjournment:** 7:03 p.m.

Respectfully Submitted,

Brock Norris, Secretary

May FYI's

Dance Recital

April 24th was our *Dancin' in the Rain* Dance Recital at Southridge. We had 100 students participate, making this a wonderful event to welcome spring and our return to events post COVID! These kids showcased their toe tapping skills for family. It was a wonderful celebration of our dance program.

Preschool Graduation

On May 21st, we will host our annual Pre-K graduation ceremony at Southridge for Eastridge students. With a picture slideshow, the children recite poems and songs donning their caps and tassels, in front of family and friends as we wish them well into Kindergarten.

Camp Preparation

Throughout May, we are preparing for all our summer camps that begin in June! Camp HRCA is booked every week of the summer. Many new art and STEM camps are full and offering wonderful opportunities for children to get back to fun and engaging summer activities after a quiet summer last year.

Scuba/Snorkel

Scuba and Snorkel are very popular programs offered at Eastridge. Only a few spots are currently available for scuba classes through July. They offer an introduction to underwater adventures in the safety of the lap pool.

Race Series

The HRCA Mother's Day 5K took place on May 8th, beginning and ending at Mountain Vista High School. The strong field of participants took in the scenic route around the Historic Highlands Ranch Mansion and Windmill on their way to 3.1 miles of family fun. The race series is looking forward to the Happy Hour Half K on June 18th, highlighted by a performance by the Six Million Dollar Band.

Fitness

The Fitness Department is gearing up for the first annual HRCA Fitness Expo that will take place on Saturday, June 19th outdoors at the Westridge tennis courts. The event is free and will include fitness class demos, In-Body scans, meet and greets with our personal trainers as well as some local health and wellness vendors. We already have over 100 people registered to see all that the Fitness department has to offer.

Sports

Youth Volleyball and Indoor Flag Football are up and running. We are currently back to running almost all adult leagues including adult basketball, soccer, and volleyball. We are prepping for summer sports leagues and camps.

Tennis

The USTA Mixed 40 & Over, and the CTA Women's Daytime Doubles Leagues have both started their league seasons in May. The first official summer session of classes has started for Youth and Adults. The next two tennis socials will be held on May 28th and June 11th from 6:00 – 9:00 p.m. at the Northridge Tennis Pavilion. Junior Team Tennis players will be starting their practices next month in preparation for their match season to begin.

Therapeutic Recreation

April happenings for the TR Program included personal instruction on land and aquatic therapy for many individuals. Thrilling Thursdays, Hip Hop, Soccer, Special Olympics Swim Team and Stride to Ride were popular offerings serving many participants. Yoga and Tae Kwon Do programs continue to serve participants in May as well.



HIGHLANDS RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

DATE: April 7, 2021

MEETING MINUTES

I. Call to order

The meeting was called to order at 5:30 p.m. by Laurie Allred, Committee Chair

Roll call was taken and a quorum was established.

Member Name	Present	Absent	Excused
Laurie Allred, Chair	✓		
Dan DeBacco	✓		
George Elliott	✓		
Jerry Jeter	✓		
Jonathan Fuller	✓		
William Smith	✓		
Karie Westphal	✓		
Sue Foppe	✓		
Elizabeth Sable	✓		

Also in attendance:

Cassie Thomas, CIS Manager
 Cathleen Mierau, Residential Coordinator
 Linsey Tucker, Homeowner
 Robert and Donna Williams, Homeowners

II. 5:30 Election of New Officers: The Committee voted on new officers and the following were elected:
 Laurie Allred – Chairman
 Dan DeBacco – Vice Chairman
 Jonathan Fuller – Secretary

III. Approval of Minutes from March 17, 2021 Meeting - Meeting Minutes were approved from previous meeting.

IV. 5:45 PM Appointment – 10229 Knoll Circle

- Mr. and Mrs. Henderson were originally denied for painting their brick and their paint color combination at the meeting on March 17, 2021. Mr. and Mrs. Henderson met with the committee to discuss color options and the painting of the brick on their home. Prior to the meeting Mr. and Mrs. Henderson provided pictures of two homes in their area with painted brick to show to the Committee. The Committee suggested Sherwin Williams Web Gray SW7075 for the body and trim and Software SW7074 for the brick. Mr. and Mrs. Henderson were happy with these suggested colors and agreed with Committee's suggestions.

V. 6:00 PM Appointment – 2062 Hyacinth Road

- Mrs. Hood met with the Committee to discuss the painting of the brick on her home and her paint color choices. She provided pictures to the Committee of the concept she is wanting for her home. The Committee approved Sherwin Williams Crushed Ice SW7647 for the base color, brick, and garage doors on the home and Inkwell SW6992 for the roofline and front door. The Committee denied Mrs. Hood's request to paint the Vinyl window trim, trim above garage door and trim above the front porch Inkwell SW6992. The Committee said the vinyl window trim must remain unpainted

and the trim above the garage door and front porch must be the base color of the home.

VI. New business:

- Architectural reviews – The Committee members reviewed submittals.

With no further business, the meeting adjourned at 8:15 PM.

Laurie Allred, Architectural Review Committee Chairman



HIGHLANDS RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

DATE: April 21, 2021

MEETING MINUTES

I. **Call to order**

The meeting was called to order at 5:30 p.m. by Laurie Allred, Committee Chair

Roll call was taken and a quorum was established.

Member Name	Present	Absent	Excused
Laurie Allred, Chair	✓		
Dan DeBacco	✓		
George Elliott			✓
Jerry Jeter	✓		
Jonathan Fuller			✓
William Smith	✓		
Karie Westphal			✓
Sue Foppe	✓		
Elizabeth Sable			✓

Also in attendance:

Cassie Thomas, CIS Manager
Cathleen Mierau, Residential Coordinator

I. Approval of Minutes from April 7, 2021 Meeting - Meeting Minutes were approved from previous meeting.

II. New business:

- Architectural reviews – The Committee members reviewed submittals.
- Ms.Thomas let the Committee members know a revised copy of the Residential Improvement Guidelines would be emailed to them soon.

With no further business, the meeting adjourned at 6:35 PM.

Laurie Allred, Architectural Review Committee Chairman



HIGHLANDS RANCH COMMUNITY ASSOCIATION

DEVELOPMENT REVIEW COMMITTEE

DATE: April 14, 2021

MEETING MINUTES

I. Call to Order

The meeting was called to order at 6:00 p.m. by Chairman Zell Cantrell.

Roll call was taken by Secretary Madlambayan.

Member Name	Present	Absent	Excused
Zell Cantrell , Chairperson	✓		
Erik Okland , Vice-Chair			✓
Ariel Madlambayan , Secretary	✓		
Doug Flin			✓
Karie Westphal	✓		
Rob Mierau	✓		
Greg Banks (Arrived at 6:50 PM)	✓		

Also in attendance:

Cassie Thomas, HRCA CIS Manager	Dora Simonds, Sonic
Mike Bailey, HRCA CIS Director	Wayne Harder, Sonic
Jamie Noebel, HRCA Community Relations Director	John Aldridge, Sonic
Karen Burch, HRCA Delegate	Ryan Trease, Sonic
Brandon Anderson, Prost	Joe Morian, Sonic
Boyd Hoback, Prost	Jerry Davidson, Perception Design Group/Sonic
Brian Clark, Mike Ward Automotive	Jeanne, Sonic
Kevin Morales, Mike Ward Automotive	

II. Review and Approval of March 10, 2021 Minutes

Action:

A motion was made by **Karie Westphal** to Accept the March 10, 2021 minutes and publish as written, seconded by Rob Mierau.

- **7** member(s) **Concur;**
- **0** member(s) **Dissent;**
- **0** member(s) **Abstain.**

III. Election of Officers

The Committee held the election of Officers. Nominations were made from the floor. All nominees accepted and all votes were favorable. The slate of officers includes:

Zell Cantrell- President/Chair
Rob Mierau- Vice-Chair
Ariel Madlambayan- Secretary

IV. 53 Centennial Blvd. – Prost Biergarten | Site Improvement Plan

Scope of Project: Site Plan Amendment to improve existing restaurant by adding additional outdoor patio areas, site furnishings and updating paint and material scheme.

Mr. Brandon Anderson, of Liv Studio, walked the Committee through the proposed changes.

Key Review Comments:

- The Committee was very pleased with the proposed enhancements to the site and the overall design concept.
- Add bike racks to the site.
- Consider replacing metal roof panels as opposed to painting
- Please submit a detailed landscape plan.

Action:

A motion was made by **Karie Westphal** to **Approve the plans as submitted with a supplemental landscape plan to be submitted and reviewed, seconded by Rob Mierau.**

- **4** member(s) **Concur;**
- **0** member(s) **Dissent;**
- **0** member(s) **Abstain.**

*Note Greg Banks was not present at time of vote.

V. 1800 Lucent Court– Mike Ward Automotive | Site Improvement Plan

Scope of Project: Site Plan Amendment for building expansion for new showroom. Proposed addition is approximately 5,760 square feet and will replace existing parking area.

Mr. Brian Clark, of Saunders, Inc., presented the proposed addition to the Committee.

Key Review Comments:

- The Committee felt the addition would complement the existing structure nicely.
- Mechanical screen should mimic that of existing- one continuous panel, as opposed to two separate panels as depicted in plans.
- Any plant materials removed/damaged during construction must be replaced.

Action:

A motion was made by **Karie Westphal** to **Approve the plans as submitted, seconded by Ariel Madlambayan.**

- **5** member(s) **Concur;**
- **0** member(s) **Dissent;**
- **0** member(s) **Abstain.**

VI. 9551 S. University Blvd - Sonic Drive In | Site Plan Amendment

Scope of Project: Resubmittal of proposed 1,690 square foot freestanding Sonic restaurant on existing parking lot (currently serves as parking for surrounding businesses). Proposed materials include brick, metal accents with a wood grain feature and corporate branding colors.

Several representatives from Sonic, as well as the Architectural and Engineering firm, were in attendance and walked the Committee through the site plan changes that had been made. John Aldridge, Traffic Engineer, addressed concerns related to traffic and congestion within the shopping center, expressing that the addition of Sonic would not have great impact on the area, and in his professional opinion as an engineer, he felt the proposed changes would work well.

Key Review Comments:

- While the Committee appreciated the efforts made to the architectural elements and the overall site design, the location is not favorable for the proposed use, as there are several concerns related to additional traffic in an already very congested shopping center. Circulation and access issues were consistent comments amongst all Committee members. Health, safety and welfare concerns were repeatedly expressed.
- The site needs to function as a true pad site that does not interfere with the flow of the existing traffic and businesses.
- The area is a master planned area, in which each business on the perimeter has its own access. This site remains co-mingled with parking of King Soopers in terms of parking, snow removal, etc.
- The Traffic Impact Study needs to further evaluate the traffic within the access road and King Soopers parking lot. The scope must be narrowed specific to the internal perimeter circulation drive and parking lot.
- A landscape plan is needed that does not impact sight lines or create obstructions.

Action:

A motion was made by **Rob Mierau** to **Deny the plans as submitted based on the lack of information related to an internal traffic study, seconded by Ariel Madlambayan.**

- **7*** member(s) **Concur;**
- **0** member(s) **Dissent;**
- **0** member(s) **Abstain.**

***Doug Flin and Erik Okland provided proxy of their vote to Zell Cantrell.**

VII. Non-Agenda Resident Comments-

HRCA Delegate Karen Burch was in attendance and expressed she appreciated the Committee's decision regarding the site plan amendment for 9551 S. University Blvd.

VIII. Discussion on Updates to the Commercial Guidelines

Ms. Thomas noted that she had sent out the draft of the landscape section earlier in the day. Mr. Banks briefly highlighted the changes. Ms. Thomas asked that any comments be forwarded and the complete draft of the Commercial Guidelines would be sent out to the Committee for a final review.

With no further business, the meeting adjourned at 7:57 pm.

Zell Cantrell, Chairperson
Development Review Committee

Rob Mierau, Vice-Chair
Development Review Committee

**Minutes of the April 19, 2021 Finance Committee Meeting
Highlands Ranch Community Association, Inc.**

<u>Committee Members Present:</u>	<u>Staff Members Present:</u>	<u>Visitors Present:</u>
Krystal Woodbury, Chair	John Phibbs, Finance Director	Ksenia Popke, Eide Bailly
Ron Welk	Karen Jackson, Accounting Manager	Bryce Wisan, Eide Bailly
Mikel Wilcox		Ken Joseph
John Mackowiak		Melissa Park
Rolands Vilums		Brock Norris
Briceson Kahler		

Krystal Woodbury called the meeting to order at 6:00 p.m. via GoToMeeting online. A quorum was present.

Ksenia Popke a Partner from our Audit Firm Eide Bailly introduced Bryce Wisan who is also a Partner for Eide Bailly and works in the construction and project review division. Bryce discussed the process of having a construction project review.

Next up Ken Joseph Director of Operations and Programs gave a review of 2021 Capital & Reserve Projects and our Solar garden agreement.

The Finance Committee reviewed the March 22, 2021 Finance Committee meeting minutes.

A motion was made to approve the March 22, 2021 Highlands Ranch Community Association Finance Committee meeting minutes as presented. The motion was approved unanimously.

Motion: Mikel Wilcox Second: Briceson Kahler

The Finance Committee then reviewed and discussed the March 31, 2021 HRCA Financial Statements. The actual to budget favorable/unfavorable variances were identified, explained and discussed. The following specific topics were discussed:

- Administrative Fund:
 - For the month and year-to-date ending March 31, 2021, Total Revenues for the Administrative Fund are 7% and less than 1% unfavorable to budget, respectively.
 - For the month and year-to-date ending March 31, 2021 Total Expenses for the Administrative Fund are 14% and 6% favorable to budget, respectively.
 - Year-to-Date Net Revenues for the Administrative Fund before transfers are 18% favorable to budget.
- Recreation Fund:
 - For the month and year-to-date ending March 31, 2021, Total Revenues for the Recreation Fund are 5% and 1% favorable to budget, respectively.
 - For the month and year-to-date ending March 31, 2021, Total Expenses for the Recreation Fund are less than 1% and 7% favorable to budget, respectively.
 - Year-to-Date Net Revenues for the Recreation Fund before transfers are 20% favorable to budget.
- Backcountry Fund:
 - For the year-to-date ending March 31, 2021 Total Revenues for the Backcountry Fund 77% favorable to budget.
 - For the year-to-date ending March 31, 2021, Total Expenses for the Backcountry Fund are 6% favorable to budget.
 - For the year-to-date ending Net Expenses for the Backcountry Fund before transfers are 21% unfavorable to budget.

**Minutes of the April 19, 2021 Finance Committee Meeting - Continued
Highlands Ranch Community Association, Inc.**

A motion was made to recommend that the HRCA Board of Directors accept the March 31, 2021 Highlands Ranch Community Association Financial Statements. The motion was approved unanimously.

Motion: Rolands Vilums Second: Mikel Wilcox

The Finance Committee then reviewed the March 31, 2021 (First Quarter) Highlands Ranch Cultural Affairs Association financial statements.

- For the year to date ending March 31, 2021, it was noted that Total Revenues are 22% favorable to budget.
- For the year to date ending March 31, 2021, it was noted that Total Expenses are 7% unfavorable to budget.

A motion was made to recommend the HRCA Board of Directors accept the March 31, 2021 (First Quarter) Highlands Ranch Cultural Affairs Association financial statements as presented. The motion was approved.

Motion: Briceson Kahler Second: Rolands Vilums

The Finance Committee then reviewed the March 31, 2021 (First Quarter) Highlands Ranch Community Scholarship Fund financial statements.

- For the year to date ending March 31, 2021, it was noted that Total Revenues are 730% favorable to budget.
- For the year to date ending March 31, 2021, it was noted that Total Expenses are 87% favorable to budget.

A motion was made to recommend the HRCA Board of Directors accept the March 31, 2021 (First Quarter) Highlands Ranch Community Scholarship Fund financial statements as presented. The motion was approved.

Motion: Ron Welk Second: Briceson Kahler

The Finance Committee then reviewed the March 31, 2021 (First Quarter) Highlands Ranch Backcountry Conservation & Education Fund financial statements.

- For the year to date ending March 31, 2021, it was noted that Total Revenues are 13% favorable to budget.
- For the year to date ending March 31, 2021, it was noted that Total Expenses are 32% favorable to budget.

A motion was made to recommend the HRCA Board of Directors accept the March 31, 2021 (First Quarter) Highlands Ranch Backcountry Conservation & Education Fund financial statements as presented. The motion was approved.

Motion: Mikel Wilcox Second: Ron Welk

The next Finance Committee meeting is scheduled for Monday May 17, 2021 at 6:00 p.m.

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Karen Jackson
Highlands Ranch Community Association, Accounting Manager

Community Relations March/April Update

April Events

Highlands Ranch Happy Hour Tasting Series:

6:00 p.m. – 7:00 p.m.

April 1 – Spring Spritzers with Decoy Wines, *18 Households Attended*

April 15 – Derby Party with Woodford Reserve, *52 Households Attended*

The Great Easter Egg Roll Thru

April 3 – 9:00 a.m. – 1:00 p.m., Eastridge Recreation Center, *250 Households Attended (Approx 1000 people)*

Virtual Classical Music– Songs from the Movies

April 7 – *266 Households viewed*

Virtual UCHealth Series: “Head & Neck Cancer Awareness”

April 7 – *20 Households Attended*

Pop Up Event: David Taylor Zikr Dance Ensemble

April 7 – 6:30 p.m. Southridge Recreation Center, *46 guests attended*

May Events

Virtual UCHealth Series: “Hernias”

May 5 – *23 Households Attended*

Join Samuel Phinney, MD, as he discusses the different types of hernias, diseases of the gallbladder, and diverticula disease of the colon. You will have the opportunity to ask your questions and get answers.

Everyday Heroes Blood Drive

May 6 – *154 advanced registrations*

HRCA is partnering with Vitalant and UCHealth to bring the Gift of Life to our community and honor our friends and family at STEM School Highlands Ranch.

Virtual Masterclass: Tiki Cocktails w/ Flor De Cana

May 13 – *57 tickets sold*

Join us for an exotic and mysterious journey through the world of Tiki Cocktails and Rum. The event will feature the history and rum of Flor de Caña, a cocktail making class by Chris Motley, and tiki history.

Hooked on Fishing

May 15 – Fly'n B Park *40 tickets sold (Sold Out)*

Get your little ones Hooked on Fishing! The Highlands Ranch Cultural Affairs Association, Highlands Ranch Metro District, and the Colorado Division of Wildlife are excited to come together to teach the basics of fishing! Experts from the Division of Wildlife teach the art of angling and ecology. Poles and bait are provided and kids get to keep their poles for future catches!

Culture on the Green

May 15 – Civic Green Park, 6:30 p.m. – 8:00 p.m.

The talented dancers from the International Youth ballet will perform excerpts from Grand Pas d'Action from Le Bayadere, Water Music, and Rachmaninov. Enjoy the elaborate costumes as the dancers perform a variety of dances from these classical ballets.

Spring Trunk Sale

May 15 – Eastridge Recreation Center, 9:00 a.m. – 1:00 p.m.

Looking for a hand-made craft or something from your favorite local business? Find your next treasure at the Spring Trunk Sale! We will have a parking lot full of vendors ready to sell in the Eastridge Pool Parking Lot. There will be a great selection of items all in one place!

101st Army Hot Seven Jazz Band – Live & Streaming Event

May 29 – Central Park and Facebook Live, 5:30 p.m.

Anytime is a good time to celebrate when the 101st Army Hot Seven Jazz Band is in town! This military band's repertoire features music from the beginning of jazz, bringing the hits of Louis Armstrong, Cab Calloway, Jelly Roll Morton and many others to a new generation of traditional jazz enthusiasts. Celebrate our Nation's heroes at this pop up concert at Central Park. LIMITED SPACE AVAILABLE, PRE-REGISTRATION REQUIRED. Masks and social distancing are encouraged. Live streaming on the HRCA Facebook page for all!

Please check our web pages:

[HRCA Facility opening guidelines](#) to see all that is currently open and accessible.

[HRCA Event Calendar](#) for alternate dates and more information on upcoming events.

[HRCA COVID-19](#) page for up to date information and links to helpful resources during the COVID crisis.

[HRCA at Home](#) created to give people virtual opportunities to keep our audience active, engaged and entertained during this uncertain time.



RESOLUTION 21_05_08
OF
HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC.

SUBJECT: Board Authorization to initiate judicial foreclosure of the Association's lien for delinquent assessments against the property located at 8615 Gold Peak Place, #G, Highlands Ranch, CO 80130.

PURPOSE: To provide evidence of compliance with Colorado Revised Statutes §38-33.3-316 (11)(a)(II) which requires the Board to formally resolve by recorded vote to authorize the filing of a judicial foreclosure against a specific unit on an individual basis.

AUTHORITY: The Community Declaration for Highlands Ranch Community Association, Inc., recorded on September 17, 1981, at Reception No. 274407 in the real property records of Douglas County, Colorado and Colorado law.

RESOLUTION: The Board of Directors of Highlands Ranch Community Association, Inc. has formally resolved, by a recorded vote, to authorize the filing of a judicial foreclosure of the Association's assessment lien on 8615 Gold Peak Place, #G, Highlands Ranch, CO 80130. This action was taken at a duly called meeting held on _____ or by written action of the Board of Directors on _____.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of Highlands Ranch Community Association, Inc., certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting or by written action of the Board of Directors, and in witness thereof, the undersigned has subscribed his/her name.

Highlands Ranch Community Association, Inc.

By: _____
President