



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

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

October 19, 2021
5:30 p.m.

<https://us02web.zoom.us/j/82763861750?pwd=RTUrWmdPY0ZXWEjVTh1K0ZLeTFJdz09>

Meeting ID: 827 6386 1750

Passcode: 432219

+1 346 248 7799 US

<u>Business Meeting</u>	<u>Approximate Time</u>
1. Call to Order	5:30 p.m.
2. Proof of Notice of Meeting	5:32 p.m.
3. Roll Call / Establishment of Quorum	5:35 p.m.
4. Approval of Minutes from the Preceding Meeting of Delegates on September 21, 2021	5:40 p.m.
5. Board of Directors Reports:	5:45 p.m.
o ACTION: Vote on 2022 Delegate Speaker List Motion	
6. Finance 2022 Budget Presentation- John Phibbs	6:00 p.m.
• ACTION: Vote on 2022 Budget Motion	
7. Facilities Update- Ken Joseph	6:20 p.m.
• ACTION: Vote on 2022 Facility Closure Dates Motion	
8. Community Relations- Jamie Noebel	6:30 p.m.
9. Continued / New Business	6:40 p.m.
10. Member Forum (Sign up in advance and 3-minute time limit)	6:42 p.m.
11. Delegate Forum (Sign up in advance and 3-minute time limit)	6:50 p.m.
12. Adjournment	7:00 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 November 16, 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

September 21, 2021

5:30 p.m.

<https://us02web.zoom.us/j/84774459246?pwd=dIY5em5lY015MFFObEhiNVI1UWpwdz09>

Meeting ID: 847 7445 9246

Passcode: 201386

Dial by your location

+1 669 900 6833 US

1. **Call to Order:** 5:35 p.m.
2. **Guest Speaker:** Holly Kluth, Sheriff Candidate introduced herself and announced her candidacy.
3. **Proof of Notice of Meeting**
4. **Roll Call / Establishment of Quorum:** A quorum was established. 17,688 lots of 31,338 lots were present.
5. **Approval of Minutes from the Preceding Meeting of Delegates on August 17, 2021**
ACTION: The August 17, 2021 minutes were adopted by unanimous consent.
6. **Board of Directors Report:** Jim Allen provided a PowerPoint presentation. Jim presented about Virtual Meetings, the Upcoming QBR, the New Committees/Charters, Board Candidates, and the Board Agenda. Questions and discussion occurred.
7. **Finance 2022 Budget Presentation:** John Phibbs provided a PowerPoint presentation. John presented the 2022 Draft Budget. The 2022 Draft Budget includes a zero-dollar assessment increase. Information included Board Guidance, Assumptions, Schedule, Budget Summary and Next Steps. Discussion and questions occurred.
8. **Facilities Update:** Ken Joseph provided a PowerPoint presentation. Ken presented about the projects completed during the Eastridge maintenance closure. Questions occurred.
9. **Community Relations:** Jamie Noebel provided a PowerPoint presentation. Jamie summarized last month's events. Upcoming events will include the Craft Fair, Comedy Night and Virtual Health Series.
10. **Continued / New Business:** Andy Jones, #25 commented about political signage and eliminating restrictions, Jeff Thompson, #6 commented about the number allowed. Kurt Huffman, #82 commented about number and restrictions. Aldis Sides, #107 asked for clarification on the number of signs allowed in the time given. Pattie McGuinness, #112 asked about the committee applications and charters.
11. **Member Forum:** None
12. **Delegate Forum:** Hilary Price, #13 asked about temporary yard signs in the public right of ways. Discussion occurred about temporary signage. Kurt Huffman, #82 asked about the sign resolution.
13. **Adjournment:** 7:02 p.m.

Respectfully Submitted,

Jim Allen, Secretary

DISTRICT DELEGATE ROLL CALL
 MEETING DATE: SEPTEMBER 21, 2021
 RECORD DATE: SEPTEMBER 14, 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 WALKER			297	-	-	-	-	-	-
2	JENIS BOEHA			266	-	-	-	-	-	-
3	SAMARA LYON-FRICK			184	-	-	-	-	-	-
4	ROY KING (Stratton Ridge)	X		153	153	-	-	-	-	-
5	JUDY DYK (Bradford Hills)			108	-	-	-	-	-	-
6	JEFF THOMPSON (Sugarmill)	X		126	126	-	-	-	-	-
7	MICHAEL RILEY			295	-	-	-	-	-	-
8	HEATHER BLAKE (Chalet)			97	-	-	-	-	-	-
9	STEP LEBOLD (Remington Bluffs)			58	-	-	-	-	-	-
10	JIM MATSEY	X		143	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			166	-	-	-	-	-	-
18	GLENN PROULX	P		318	-	318	-	-	-	-
20	JEAN BEHNE	X		208	208	-	-	-	-	-
21	JOE STEWART	X		189	189	-	-	-	-	-
22	BRYAN WALSH	X		132	132	-	-	-	-	-
23	DONNICK ESPPOSITO			142	-	-	-	-	-	-
24	CONNIE ROSEL			83	-	-	-	-	-	-
25	ANDY JONES	X		438	438	-	-	-	-	-
26	REBECCA BOWHILL			183	-	-	-	-	-	-
27	KEITH GLENN	X		242	242	-	-	-	-	-
28	BRYAN WALSH	X		48	48	-	-	-	-	-
30	VACANT (Timberline)			368	-	-	-	-	-	-
40	FRANK IMPINNA	X		368	368	-	-	-	-	-
41	DAN DEBACCO	X		366	366	-	-	-	-	-
49	KARLA LAURENT			291	-	-	-	-	-	-
50	LINDA WALLETT (Glensengles)	X		345	345	-	-	-	-	-
51	SHI BASU			253	-	-	-	-	-	-
52	CLYTON CAVE	P		234	-	234	-	-	-	-
53	SHARVA LANDIS			171	-	-	-	-	-	-
60	VACANT			181	-	-	-	-	-	-
61	JEFF ROHR			105	-	-	-	-	-	-
62	NANCY SMITH	X		197	197	-	-	-	-	-
63	TODD LANGRVAE	P		131	-	131	-	-	-	-
64	CHRIS BAYEE			130	-	130	-	-	-	-
65	DON WOODLAND	X		96	96	-	-	-	-	-
66	TOM RUIBNER	X		224	224	-	-	-	-	-
68	HOMAR ALVARADO			152	-	-	-	-	-	-
69	LOUISE ANSARI			182	-	-	-	-	-	-
70	FERRIEL ANSTAD (The Village)	X		81	81	-	-	-	-	-
71	CONNIE ROSEL (Falcon Hills South)			26	-	-	-	-	-	-
73	WILL JOHNSON			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	AMIT GUPTA			274	-	-	-	-	-	-
79	GRACE MCMAHON (The Retreat)			101	-	-	-	-	-	-
	TOTAL			31,338	16,333	1,355	1,863	932		931
	QUORUM 51%			15,922				17,688		111%

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 BONGEAU			20	-	-	-	-	-	-
82	KURT HUFFMAN	X		778	778	-	-	-	-	-
83	ANDY NATALIE			180	-	-	-	-	-	-
84	DAVID ALPERT			705	-	-	-	-	-	-
85	DEBORAH SPICER			784	-	-	-	-	-	-
86	CRYSTAL BRYANT			1,290	-	-	-	-	-	-
87	VACANT (Indigo Hill)			481	-	-	-	-	-	-
88	CAROLYN CROOM (Weatherstone)	X		294	294	-	-	-	-	-
89	JUDI RILEY (Villages at H.R.)	X		323	323	-	-	-	-	-
90	MICHAEL DEVINNY (Spacely)			250	-	-	-	-	-	-
91	GINGER NEST (Sisters Village)			199	-	-	-	-	-	-
92	MICHELLE RATCLIFF (Canyon Ranch)	X		440	440	-	-	-	-	-
93	VACANT			269	-	-	-	-	-	-
94	AL PELKOWSKI (Westside Knolls)	P		617	-	617	-	-	-	-
95	TOM HALL (Coventry Ridge)	P		56	-	56	-	-	-	-
96	VACANT (Highwood HOA)			104	-	-	-	-	-	-
97	WILLIAM SMITH	X		336	336	-	-	-	-	-
98	DANA SANCILAND (Sandance @ Indigo Hill)	X		225	225	-	-	-	-	-
99	MICHAEL PETRUCCELLI (Carlyle Park)			213	-	-	-	-	-	-
100	PAT KAPTAIN			177	-	-	-	-	-	-
101	BRUCE PLOTTER			111	-	-	-	-	-	-
102	PAULA BACHELLER			202	-	-	-	-	-	-
103	JOHN BENZ	X		401	401	-	-	-	-	-
104	DAN DEBACCO	X		532	532	-	-	-	-	-
105	JOSEPH ADEN	X		353	353	-	-	-	-	-
106	RITA NORRIS			226	-	-	-	-	-	-
107	ALDIS SIDES (JBR Golf Club)	X		579	579	-	-	-	-	-
108	GRITHE SIM			208	208	-	-	-	-	-
109	JIM SEBEN (Backcountry)			1,252	-	-	-	-	-	-
110	MARK DICKERSON (Stonebury)			87	-	-	-	-	-	-
111	MIKE WOODLAND (Piedmont)	X		1,863	1,863	-	-	1,863	932	931
112	PATTIE MCGUNNESS (Highland Walk)	X		298	298	-	-	-	-	-
113	FRANK IMPINNA	X		517	517	-	-	-	-	-
114	CLAY KARR (The Moorish)	X		1,652	1,652	-	-	-	-	-
115	COLIN CAMPBELL (Brownstones)	X		359	359	-	-	-	-	-
116	ROBERT STRAUSS (Tresana)	X		557	557	-	-	-	-	-
120	VACANT (Clock Tower Residences)			318	-	-	-	-	-	-
212	VACANT (Stonebridge)			77	-	-	-	-	-	-
213	KAREN BURCH (Palomino Park-Gold Peak)	X		523	523	-	-	-	-	-
	TOTAL			31,338	16,333	1,355	1,863	932		931
	QUORUM 51%			15,922				17,688		111%

*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

<https://us02web.zoom.us/j/82763861750?pwd=RTUrWmdPY0ZlTFJdz09>

Meeting ID: 827 6386 1750 Passcode: 432219

+1 346 248 7799 US

October 19, 2021

5:30 p.m.

Quarterly 501(C)3 Meeting to Follow Board Meeting

Disclaimer – This packet is provided for informational purposes only and is subject to change. Other matters may be considered as deemed appropriate.

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 Board Meeting Minutes of Action from September 21, 2021
- Approval of Finance Committee Minutes from September 20, 2021
- Approval of Architectural Review Committee Minutes from September 1, 2021
- Approval of Architectural Review Committee Minutes from September 15, 2021
- Approval of Development Review Committee Minutes from September 8, 2021
- Approval of ARC Applicant: Antone Perrone
- Approval of Resolution 21-09-16: Backcountry Committee Charter Update
- Approval of Resolution 21-10-17: Admin and Recreation Budget Adoption
- Approval of 2022 Board Meeting Calendar
- Approval of 2022 Election Schedule
- Approval of 2022 Facility Closure Dates
- Approval of 2022 Holiday Schedule
- Approval of 2022 Speaker Schedule

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 September 2021 Financials
 - Approval of the September 2021 Financials

8. General Manager Report

9. Continued Business

10. New Business

11. Delegate Forum

12. Adjournment



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Board of Director's Meeting Minutes

<https://us02web.zoom.us/j/84774459246?pwd=djY5em5lY015MFFObEhiNVl1UWpudz09>

Meeting ID: 847 7445 9246

Passcode: 201386

Dial by your location

+1 669 900 6833 US

September 21, 2021

5:30 p.m.

-
1. **Call to Order:** 7:08 p.m.
 2. **Establishment of Quorum/Roll Call:** A quorum was established. Directors Jim Allen, Melissa Park, Scott Lemmon and Krystal Woodbury were present. Director Brock Norris was absent.
 3. **Proof of Notice of Meeting**
 4. **Consent Agenda**
 - Approval of Minutes of Action from the August 17, 2021 Board Meeting
 - Approval of Finance Committee Minutes from August 16, 2021
 - Approval of Architectural Review Committee Minutes from August 4, 2021
 - Approval of Architectural Review Committee Minutes from August 18, 2021
 - Approval of Development Review Committee Minutes from August 11, 2021
 - Approval of Resolution 21-09-14: Bylaw Committee Charter
 - ~~Approval of Resolution 21-09-15: Residential Improvement Guideline Signage Update~~

ACTION: A motion was made by Scott Lemmon and seconded by Jim Allen to approve the consent agenda with the removal of Resolution 21-09-15. Motion carried.

Resolution 21-09-15: Scott Lemmon requested that section 2.72 section (b) be changed from one flag to two flags. Scott also requested that the language regarding approval for real estate signs be changed to allow for blanket approval. Melissa Park commented about real estate signs and flags. Discussion occurred.

ACTION: A motion was made by Scott Lemmon and seconded by Krystal Woodbury to approve the RIG's as written with the addition of two flags instead of one and blanket approval for real estate signs. Motion carried.
 5. **Forum – Member:** None
 6. **Director Comments:** Jim Allen and Scott Lemmon thanked staff for their work on the budget. Jim Allen and the Board thanked Krystal Woodbury for all her work on the Board.
 7. **Committee Reports**
 - Delegate Meeting: The RIG updates were discussed and more candidates for the Bylaw Committee are needed.
 - Architectural Review Committee: Mike Bailey reported that he will share feedback regarding the enforcement of the RIG's.
 - Finance Committee: Karen Jackson provided a review of the August 2021 Financials.

ACTION: A motion was made by Krystal Woodbury and seconded by Melissa Park to approve the August 2021 Financials. Motion carried.
 8. **General Manager Report:** Jerry Flannery thanked staff for their work on the budget.
 9. **Continued Business:** None
 10. **New Business:** None
 11. **Delegate Forum:** Kurt Huffman, #82 offered his assistance with rewriting the state law about signs. Andy Jones, #25 thanked staff for their discussion about sign changes.
 12. **Adjournment:** 7:39 p.m. **Respectfully Submitted,**

Jim Allen, Secretary

Enhancing property values and creating quality of life through recreation, community events, and leadership

October FYI's

Fall Break

We have several camps being offered from October 18-22, fall break. From Art Camps, STEAM camps and Children's Camps, this is a great place to be during the fall school break. Children will have fun, meet new friends, and do a variety of fun Halloween and fall projects.

Specialty October Classes

This month we are offering some specialty classes that are sure to inspire some fall favorites! Art, Pottery, Cooking, Dance, STEM, Gymnastics and Children's classes, are just a few of the fun Halloween themed programs and activities we have scheduled this month!

Specialty Parties

We are having fun hosting several scout troops, and home school groups in our art studio, kitchen, pottery studio and more! These classes can be tailored to meet the needs of a troops badge requirement, a birthday party theme, or a small home school group!

Highlands Ranch High School Swim Teams

The High Schools will be returning for their girls' swim team practices daily at three of the Recreation Centers. HRCA will also be hosting the swim meets at Northridge. Be sure to check the October – February pool schedules on the [HRCA website](#) for times when the teams will be practicing, and hosting swim meets.

Race Series

Our annual Oktoberfest 5k took place on September 18th. There was fun had and memories made by all who joined us. After the race participants stuck around for pancakes and beers (21+) at the post-race party! Up next for the race series is our crown jewel event- the Backcountry Wilderness Half Marathon on November 6th.

Fitness

We continue to add yoga, cardio, and strength evening classes. The Backcountry Yoga Series concluded at the end of September with a great turn out. We plan to partner with the Backcountry again next summer.

Sports

In October we are running TKD classes, fencing classes, Soccer Shots, basketball clinics, youth volleyball league, fall break camps, & girls' youth basketball with a total of 40 girls basketball teams. Adult Sports Summer Leagues finished, as Fall Leagues start. Currently we are running Monday Coed Soccer, Monday Women's Volleyball, Wednesday Men's Basketball, Thursday Coed Volleyball, and a Racquetball League.

Tennis

The first session of In-House Doubles players will be finishing their matches the week of October 25. Blocktime groups are six weeks into their session at the Northridge Tennis Pavilion. The next two tennis socials at Northridge will be held on October 22nd and November 12th.



HIGHLANDS RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

DATE: September 15, 2021

MEETING MINUTES

I. CALL TO ORDER

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

Roll call was taken and a quorum was established.

Member Name	Present	Absent	Excused
Laurie Allred, Chair	✓		
Dan DeBacco			✓
William Smith	✓		
Sue Foppe	✓		
Jerry Jeter	✓		
Elizabeth Sable			✓

Also in attendance: Cassie Thomas, CIS Manager
Cathleen Mierau, Residential Coordinator

II. NEW BUSINESS:

- Architectural Review Committee Minutes – Meeting Minutes from the September 1, 2021 meeting and Submittals reviewed in office were approved by Committee Members.
- Architectural Reviews – The Committee Members reviewed the following submittals.
 1. 2162 Terraridge Drive – Front brick wall – changed to cedar with metal top- Conditionally approved.
 2. 9208 Shadowglen Court – Addition – re -review with updated plans – Conditionally approved.
 3. 6307 Monterey Place – Sunroom Addition – re-review with updated plans- Additional information requested.
 4. 8432 Willow Creek – Garage addition - Conditionally approved.
 5. 10900 Oakshire – Modern look Garage door-More information requested
 6. 10444 Colby Canyon – Re-review of landscaping plan -Denied.

With no further business, the meeting adjourned at 7:10 p.m.

Laurie Allred, Architectural Review Committee Chair



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

DATE: September 1, 2021

MEETING MINUTES

I. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Ms. 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	✓		
William Smith	✓		
Sue Foppe			✓
Jerry Jeter	✓		
Elizabeth Sable			✓

Also in attendance: Cassie Thomas, CIS Manager
Cathleen Mierau, Residential Coordinator

II. NEW BUSINESS:

- Architectural Review Committee Minutes – Meeting Minutes from the August 4, 2021 meeting and Submittals reviewed in office were approved by Committee Members.
- 5:45 PM Appointment -1360 Knollwood – Mr. Ryan Coonts presented the Committee with two options for his shed placement. After discussing the options, the Committee agreed option two was the preferred location for the shed.
- 6:00 PM Appointment – 10158 Charissglen Lane – Mr. Casey Curtis requested options the Committee would consider for closing the opening in his hedges along his back property line along the open space to prevent coyotes from entering. The Committee suggested he could submit for a decorative arbor or trellis integrated into the landscape in the open hedge area.
- Architectural Reviews – The Committee Members reviewed the following submittals.
 1. 1360 Knollwood Way – Shed – Conditionally approved in location two.
 2. 804 Chamberlain Way – Upper story deck – Approved
 3. 527 Fox Hunt Circle – Painting of brick – Not Approved
 4. 664 Delwood – Paint – Partially Approved
 5. 9724 Red Oakes Place – Paint – Approved
 6. 1160 Southbury Place – Paint of Brick – Not Approved

7. 2969 Newbury Court – Upper deck and door addition – Approved
8. 2162 Terraridge Drive – cedar wall and Aspen Trees in landscaping - More information requested
9. 10180 Woodrose Lane- Retaining wall submittal – Not Approved.
10. 10099 Foxridge Court – Patio cover – Approved
11. 10900 Oakshire Avenue – Brick paver Driveway - Conditionally Approved
12. 5515 Jaguar Way – Landscaping/Concrete – Not Approved
13. 8642 Mallard Place – Gate and concrete – Variance not approved – Front entry stamped concrete – Approved
14. 648 Emberglow Lane – Landscaping and pool – Approved

With no further business, the meeting adjourned at 8:22 p.m.

Laurie Allred, Architectural Review Committee Chair

DEVELOPMENT REVIEW COMMITTEE
DATE: September 8, 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. It was announced that Doug Flin has resigned from the Committee and Jerry Jeter was appointed by the Board to fill the vacancy.

Member Name	Present	Absent	Excused
Zell Cantrell , Chairperson	✓		
Rob Mierau , Vice-Chair	✓		
Ariel Madlambayan , Secretary	✓		
Karie Westphal	✓		
Erik Okland			✓
Greg Banks	✓		
Jerry Jeter	✓		

Also in attendance:

- | | |
|---------------------------------|--|
| Cassie Thomas, HRCA CIS Manager | Terry Loock, Café Rio |
| | Colin Campbell, Café Rio |
| | Kim Cook, Service First Permits- Café Rio |
| | Trina Borja, Service First Permits- Café Rio |

II. Review and Approval of August 11, 2021 Minutes

Action:

A motion was made by **R. Mierau** to **Accept the August 11, 2021 minutes and publish as written, seconded by A. Madlambayan.**

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

III. 9215 Broadway- Café Rio | Site Plan Amendment-

Scope of Project: Site Plan Amendment for conversion of Kentucky Fried Chicken to Café Rio. Update building façade by painting. Additional improvements.

Terry Loock of Café Rio walked the Committee through the proposed changes.

The Committee expressed appreciation for the changes that were made from the prior submittal. During discussion, the following comments were offered:

- The corten art/mural on the east side of the building must be removed.
- The two light fixtures on the west side at the patio/parking lot must match in style and height of the base.
- Confirmation is needed on the color of the patio table canopies.

Action:

A motion was made by **R. Mierau** to **approve the submittal predicated on the removal of the corten art/mural and the gooseneck lights on the east elevation; and the two patio/parking lot light fixtures must match in style and the base height**, seconded by **G. Banks**.

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

IV. Non-Agenda Resident Comments

There were no residents in attendance.

It was announced that Ms. Thomas will be departing HRCA prior to the next meeting. Plans are still being finalized for the transition plan.

With no further business, the meeting adjourned at 6:52 pm.

Zell Cantrell, Chairperson
Development Review Committee

Ariel Madlambayan, Secretary
Development Review Committee

Community Relations September/October Update

September Events

Your Health with UHealth: Pelvic Health Issues

Sept. 8 – Virtual, 6 – 7 p.m.

Attendance: 54 people

Doggie Splash

Sept. 11 – Westridge Recreation Center, 8:00 a.m. – Noon

Attendance: 317 people

Highlands Ranch Pioneer Days

Sept. 11 – Highlands Ranch Mansion – 9:00 a.m. – 4:00 p.m.

Attendance: 1,700 people

Oktoberfest

Sept. 18 – Town Center South, 1:00 – 9:00 p.m.

Attendance: 6,000 people

Blood Drive

Sept. 20 – Northridge Recreation Center, Noon – 4:00 p.m.

Attendance: 117 people

Veteran's Fundraiser Comedy Night

Sept. 24 – Southridge Recreation Center, 6:45 – 8:30 p.m.

Attendance: 170 people

Fall Craft Show

Sept. 25 & 26 – Eastridge Recreation Center, 9:00 a.m. – 5:00 p.m.

Attendance: 2,300 people

October Events

Your Health with UHealth: Genetics and the Risk of Breast Cancer

Oct. 6 – Virtual, 6 – 7 p.m.

Discussion will cover genetics in relation to health issues, breast cancer, and more.

Classical Music at the Mansion

Oct. 12 – Highlands Ranch Mansion, 6:30 – 8 p.m.

Join us as Colorado Symphony Principal Clarinet Jason Shafer joins us to present two amazing works, which we combine with the history of the Highlands Ranch Mansion.

Chamber Music "Beethoven and Friends"

Oct. 17 – Southridge Recreation Center – 2:30 – 3:30 p.m.

Works from Beethoven, Coste, Mozart and others performed by the Chamber Music Society of Greater Denver.

Paranormal Party

Oct. 21 – Highlands Ranch Mansion, 6:00 – 9:00 p.m.

Join the professionals from Spirit Paranormal Investigations for a night of frightening fun inside a real Haunted Mansion!

David Taylor's Zikr Dance Ensemble

Oct. 28 – Southridge Recreation Center, 6:30 – 7:45 p.m.

David Taylor's Zikr Dance Ensemble, Denver's most unique professional contemporary ballet company, will present "Lifting The Veil" from their 2021 performance.

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.

**Minutes of the September 20, 2021 Finance Committee Meeting
Highlands Ranch Community Association, Inc.**

Committee Members Present:	Staff Members Present:	Committee Members Absent
Ron Welk John Mackowiak Mikel Wilcox Briceson Kahler Krystal Woodbury	John Phibbs, Finance Director Karen Jackson, Accting Manager	Rolands Vilums

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

The Finance Committee **Recommends** to the Board of Directors the following,

1. The Committee recommends that staff and leadership of each department prepare general overview documents covering the next two years detailing departmental plans, goals and objectives. Departments should describe a “deep dive” process/program review that measures the profitability (contribution over costs) of their programs/events and determine which functions should be eliminated if the functions are not meeting the desired results. The documents should also describe how the core functions can be done more efficiently, perhaps employing more technology.

These recommendations were approved unanimously by the Finance Committee.

The Finance Committee reviewed the August 16, 2021 Finance Committee meeting minutes.

A motion was made to approve the August 16, 2021 Highlands Ranch Community Association Finance Committee meeting minutes as presented. The motion was approved with 1 abstention.

Motion: Ron Welk Second: John Mackowiak

The Finance Committee then reviewed and discussed the August 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 August 31, 2021, Total Revenues for the Administrative Fund are 1% unfavorable and 4% favorable to budget, respectively.
 - For the month and year-to-date ending August 31, 2021, Total Expenses for the Administrative Fund are 8% and 2% unfavorable to budget, respectively.
 - Year-to-Date Net Revenues for the Administrative Fund before transfers are 10% favorable to budget.
- Recreation Fund:
 - For the month and year-to-date ending August 31, 2021, Total Revenues for the Recreation Fund are 7% and 4% favorable to budget, respectively.
 - For the month and year-to-date ending August 31, 2021, Total Expenses for the Recreation Fund are 5% and 8% favorable to budget, respectively.
 - Year-to-Date Net Revenues for the Recreation Fund before transfers are 23% favorable to budget.

**Minutes of the September 20, 2021 Finance Committee Meeting - Continued
Highlands Ranch Community Association, Inc.**

- Backcountry Fund:
 - For the year-to-date ending August 31, 2021, Total Revenues for the Backcountry Fund 32% favorable to budget.
 - For the year-to-date ending August 31, 2021, Total Expenses for the Backcountry Fund are 8% unfavorable to budget.
 - For the year-to-date ending Net Expenses for the Backcountry Fund before transfers are 49% unfavorable to budget.

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

Motion: Mikel Wilcox Second: Brice Kahler

The next Finance Committee meeting is scheduled for Monday October 18, 2021 at 6:00 p.m.

The meeting was adjourned at 6:45 p.m.

Respectfully Submitted,

Karen Jackson
Highlands Ranch Community Association, Accounting Manager

**Board of Directors Meeting
October 19, 2021
AGENDA**

- I. Call to Order
- II. Roll Call and Proof of Notice
- III. Approval of Minutes of Action from July 20, 2021
- IV. Reports
 - Accept the Third Quarter Financial Statements for HRCAA
 - Accept the Third Quarter Financial Statements for HRCSF
 - Accept the Third Quarter Financial Statements for HRBCEF
- V. Additional Business
- VI. Adjournment

**Board of Directors Meeting
July 20, 2021
MINUTES**

- I. Call to Order: 8:02 p.m.
- II. Roll Call and Proof of Notice: A quorum was established. Directors Jim Allen, Brock Norris, Melissa Park, Krystal Woodbury and Scott Lemmon were present.
- III. Approval of Minutes of Action from April 20, 2021
ACTION: A motion was made by Krystal Woodbury and seconded by Melissa Park to approve the April 20, 2021 minutes. Motion carried.
- IV. Reports
- Accept the Second Quarter Financial Statements for HRCAA
 - Accept the Second Quarter Financial Statements for HRCSF
 - Accept the Second Quarter Financial Statements for HRBCEF
- ACTION:** A motion was made by Brock Norris and seconded by Krystal Woodbury to approve the second quarter financial statements for HRCAA, HRCSF and HRBCEF.
Motion carried.
- V. Additional Business: Krystal Woodbury asked for discussion on how to fund the Scholarship Fund for 2022. \$50,000 is needed.
- VI. Adjournment: 8:09 p.m.

Respectfully Submitted,

Brock Norris, Secretary