



HIGHLANDS RANCH COMMUNITY ASSOCIATION

Board of Director's Meeting Minutes

9568 UNIVERSITY BLVD.

HIGHLANDS RANCH CO 80126

February 15, 2022

6:00 p.m.

<https://us02web.zoom.us/j/85741426363?pwd=djRhdDI2dUtlS2xhL3lCMXdKZlNaZz09>

Meeting ID: 857 4142 6363

Passcode: 601439

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1. **Call to Order:** 8:37 p.m.
2. **Establishment of Quorum/Roll Call:** A quorum was established. Directors Jim Allen, Brock Norris, Melissa Park, Scott Lemmon and Dan DeBacco were present.
3. **Proof of Notice of Meeting**
4. **Consent Agenda**
 - Approval of Board Meeting Minutes of Action from January 18, 2022
 - Approval of Finance Committee Minutes from January 17, 2022
 - Approval of Architectural Review Committee Minutes from January 5, 2022
 - Approval of Development Review Committee Minutes from January 12, 2022
 - Approval of HRCSF Applicant: Sally Adams
 - Approval of Resolution 22_02_03: Finance Committee Bylaws and Charter Amendment

ACTION: A motion was made by Scott Lemmon and seconded by Dan DeBacco to approve the Consent Agenda. Motion carried.
5. **APPROVAL:** DRC Applicants: Henry Hollender
ACTION: A motion was made by Scott Lemmon and seconded by Brock Norris to approve DRC Applicant Henry Hollender. Motion carried with (1) abstention by Melissa Park.
6. **APPROVAL:** ARC Applicants: Liz Bryant, Chris Robinson, Jason Pickett, and Jerome Jackson
ACTION: A motion was made by Brock Norris and seconded by Dan DeBacco to approve ARC Applicants Liz Bryant, Chris Robinson, Jason Pickett and Jerome Jackson. Motion carried.
7. **Forum – Member:** None
8. **Director Comments:** The Board thanked the candidates for running in the election.
9. **Committee Reports**
 - Delegate Meeting: None
 - Architectural Review Committee, Development Review Committee, Commercial Review Committee: Mike Bailey thanked the Board for appointing the committee candidates.
 - Finance Committee: Karen Jackson provided a review of the January 2022 Financials.
10. **Interim General Manager Report:** Mike Bailey commented about the Joint Finance Committee and Board meeting, gave an IT update, thanked staff for their work and suggested drafting a letter to the Commissioners about short term rentals.
ACTION: A motion was made by Melissa Park and seconded by Brock Norris to draft a letter to County about short-term rentals. Motion carried.
11. **Continued Business:** Jim Allen asked that the General Manager position be posted after the Directors review and finalize the

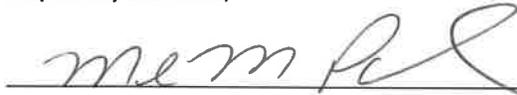
job description. Monica Wasden, #80 requested that the position be advertised as General Manager instead of CEO and that consideration be given to internal candidates. Jim Allen requested that a contract be made with Mike Bailey to formalize the Interim General Manager position and that his pay be adjusted accordingly. Scott Lemmon provided the history of the interview process for the prior General Manager and noted that the process took between 5-6 months.

12. New Business: None

13. Delegate Forum: Nancy Smith, #62 asked about the Bylaw Committee and recommended the recruiting firm HRMD used to find their General Manager. Aldis Sides, #107 asked for the Board's support to continue representing both the Golf Club and Turnbury Birkdale Sub Associations as Delegate. Kurt Huffman, #82 asked for consideration about the long-term plan and input about what we want to see in future years. Carolyn Groom, #88 asked for legal representation at the Bylaw Committee Meetings to help with communication. Pattie McGuiness, #114 commented about short term rentals and the electronic recording of meetings. Rita Norris, #106 commented about considering Mike Bailey as a candidate for the General Manager position.

14. Adjournment: 9:31 p.m.

Respectfully Submitted,



Melissa Park, Secretary