

# Meeting of the Delegates Minutes

Minutes from November 19, 2024



## Agenda

---

<b>Agenda item:</b>	Call to Order	<b>Presenter:</b>	Monica Wasden
---------------------	---------------	-------------------	---------------

President Wasden called the meeting to order at 6:00 p.m.

---

<b>Agenda item:</b>	Guest Speaker, Centennial Water	<b>Presenter:</b>	Sam Calkins
---------------------	---------------------------------	-------------------	-------------

Sam Calkins, Centennial Water, presented a PowerPoint. Within his PowerPoint:

- Information regarding the upcoming name change/rebrand happening in January 2025 to Highlands Ranch Water. This will include a new website launch.
- Updates regarding the 2025 proposed budget are available on the website. During the next Centennial Water Board Meeting on November 25 there will be a budget hearing.
- May 6 is the slated date for the Centennial Water (Highlands Ranch Water) Board election. More information will be on the website coming soon.
- Time was allotted for Q & A.

---

<b>Agenda item:</b>	Pledge of Allegiance	<b>Presenter:</b>	Monica Wasden
---------------------	----------------------	-------------------	---------------

President Wasden led the meeting in the Pledge of Allegiance.

---

<b>Agenda item:</b>	Roll Call/Establishment of Quorum	<b>Presenter:</b>	Theresa Hill
---------------------	-----------------------------------	-------------------	--------------

### Conclusions:

A quorum was established; 18,976 of 31,934 lots were present.

---

<b>Agenda item:</b>	Proof of Notice of Meeting	<b>Presenter:</b>	Jim Allen
---------------------	----------------------------	-------------------	-----------

Jim Allen confirmed the Proof of Notice of Meeting.

---

<b>Agenda item:</b>	Approval of Minutes for the Meeting of the Delegates for the October 22, 2024, Meeting	<b>Presenter:</b>	Monica Wasden
---------------------	--	-------------------	---------------

### Conclusions:

The October 2024 minutes were approved — motioned by Mark Dickerson, representing District, and seconded by Dennis Epperly, representing District 02. Motion carried.



---

**Agenda item:** Member Forum

**Presenter:** Members

**Discussion:**

None

---

**Agenda item:** Board of Directors Report

**Presenter:** Monica Wasden

**Conclusions:**

President Wasden presented a PowerPoint. Within her report:

- An update regarding Wildcat Regional Park. No information has been provided regarding the rescheduled COSAC Meeting. The Board will inform Delegates of the new date in a timely manner, and welcome Delegates to attend and support the request.
- Information regarding the upcoming Volunteer Appreciation Event on December 10.
- Discussion: Time was allotted for Delegate Q&A.

---

**Agenda item:** Board of Director Comments

**Presenter:** Board of Directors

**Conclusions:**

None

---

**Agenda item:** General Manager Report

**Presenter:** Mike Bailey

**Conclusions:**

General Manager Bailey presented a PowerPoint. Within his report:

- A highlight on ERC and all they do throughout the year.



---

**Agenda item:** Department Updates – Events

**Presenter:** Sarah Mirick

**Conclusions:**

Sarah Mirick, Events Manager, presented a PowerPoint. Within her presentation:

- An overview of the Community Events Department, including the number of events presented by HRCA and HRCAA.
- A summary of the 2024 staffing change and review of organization wide relationships.
- A look ahead to 2025 and upcoming events.
- Time was allotted for Q & A.

---

**Agenda item:** Continued Business

**Presenter:** Delegate Body

None

---

**Agenda item:** New Business

Monica Wasden

None

---

**Agenda item:** Delegate Forum

**Presenter:** Delegates

**Discussion:**

Bethany Koch | District 49: Provided an update on the Compost Colorado events.

Elizabeth Strock | District 16: Asked about assessments and if people paid the entire year would there be any possibility to get a discount applied.

Tonia Nealey | District 101: Shared issues she is having with people stopping for the crosswalk on Grig's and was wondering if there is anything that can be done to make this a safer area. General Manager Mike Bailey commented he would share the information with Douglas County. Mike Woodland, District 111, shared his knowledge on this topic as well. He provided information regarding getting information to post-in.



---

**Agenda item:** Adjournment

**Presenter:** Monica Wasden

**Conclusions:**

Motioned by Greg Herman representing District 17 and seconded by Joe Ahlgrim representing District 30. The Meeting of the Delegates was adjourned to 6:39 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jim Allen", is written over a horizontal line.

*Jim Allen, Secretary*

# Meeting of the Board Minutes

Minutes from November 19, 2024



---

**Agenda item:** Call to Order

**Presenter:** Monica Wasden

**Conclusions:**

The meeting was called to order at 6:46 p.m.

---

**Agenda item:** Establishment of Quorum/Roll Call

**Presenter:** Dan DeBacco

**Conclusions:**

A quorum was established. Directors Monica Wasden, Dan DeBacco, Jim Allen, Leo Stegman, and Todd Landgrave were present.

---

**Agenda item:** Proof of Notice of Meeting

**Presenter:** Dan DeBacco

**Conclusions:**

Jim Allen confirmed the Proof of Notice of Meeting.

---

**Agenda item:** Consent Agenda

**Presenter:** Monica Wasden

**Action Items:**

- Approval of Board Meeting Minutes of Action from October 2024
- Approval of Finance Committee Minutes from September 2024
- Approval of Architectural Review Committee Minutes from October 2024
- Approval of Design Review Committee Minutes from October 2024
- Approval of the 2025 Board and Delegate Meeting Calendar
- Approval of the 2025 Guest Speaker Schedule
- Approval of the 2025 Holiday Schedule
- Approval of Resolution 24\_11\_04: Administrative and Recreation Budget Adoption
- Approval of Resolution 24\_11\_05: Records Inspection and Destruction Policy

**Conclusions:**

A motion was made by Dan DeBacco and seconded by Leo Stegman to approve the Consent Agenda.  
Motion carried.

---

**Agenda item:** Member Forum**Presenter:** Members**Discussions:**

None

---

**Agenda item:** Director Comments**Presenter:** Board of Directors**Discussions:**

None

---

**Agenda item:** Committee Reports**Presenter:** N/A**Discussions:**

Delegate Meeting:

Finance Committee: Brice Kahler presented the October 2024 Finances. He presented and discussed the HRCA balance sheet, cash flow statements, and income statements. Time was allotted for Q & A with the Board.

**Conclusions:**

A motion was made by Leo Stegman and seconded by Todd Landgrave to approve the September 2024 Finances. Motion carried.



---

**Agenda item:** General Manager Report

**Presenter:** Mike Bailey

**Discussions:**

General Manager Mike Bailey commented on the following:

- Gave an update regarding the response that staff and legal counsel will be drafting surrounding the Backcountry. Mike will update the Board, as necessary.
- Shared information about the Volunteer Appreciation event.
- Reminded the Board that they are welcome to attend the Holiday Staff Lunch on December 12.
- Provided an update regarding the communication the Board has received pertaining to Waste Management.

---

**Agenda item:** Continued Business

**Discussions:**

None

---

**Agenda item:** New Business

**Discussions:**

None

---

**Agenda item:** Delegate Forum

**Presenter:** Delegates

**Discussions:**

None



---

**Agenda item::** Adjournment

Monica Wasden

**Conclusions:**

The Board of Directors Meeting adjourned at 6:55 p.m., motioned by Dan DeBacco and seconded by Leo Stegman.

**Respectfully submitted,**

-----  -----

Jim Allen