

# Meeting of the Delegates

2.18.2025

Southridge – Wildcat



**HIGHLANDS  
RANCH**  
COMMUNITY ASSOCIATION

## Agenda

- |       |   |           |
|-------|---|-----------|
| I.    | Call to Order   | 6 p.m.    |
| II.   | Guest Speaker   <i>Douglas County Public Works Department &amp; Commissioner Van Winkle</i>   | 6:02 p.m. |
| III.  | Pledge of Allegiance  | 6:20 p.m. |
| IV.   | Roll Call/Establishment of Quorum   | 6:22 p.m. |
| V.    | Proof of Notice of Meeting  | 6:25 p.m. |
| VI.   | Approval of the Meeting Minutes of Action from the January 21, 2025 Meeting of the Delegates  | 6:26 p.m. |
| VII.  | Member Forum   <i>Three-minute time limit</i>   | 6:28 p.m. |
| VIII. | Board of Directors Report   <i>Monica Wasden</i>  | 6:35 p.m. |
| IX.   | Director Comments   | 6:40 p.m. |
| X.    | General Manager Report   <i>Mike Bailey</i>   | 6:45 p.m. |
| XI.   | Department Updates – Backcountry   <i>Mark Giebel</i>   | 6:50 p.m. |
| XII.  | Continued Business <ul style="list-style-type: none"><li>• Board of Director Candidates<ul style="list-style-type: none"><li>i. Jim Allen</li><li>ii. Chanan Braunstein</li><li>iii. Dan Brown</li><li>iv. Kurt Huffman</li></ul></li></ul> | 7:00 p.m. |
| XIII. | New Business  | 7:25 p.m. |
| XIV.  | Delegate Forum   <i>Three-minute time limit</i>   | 7:30 p.m. |
| XV.   | Adjournment   | 7:40 p.m. |

The Board of Directors Meeting follows immediately upon adjournment of the Delegate Meeting.  
The next Delegate and Board meeting will be held on Tuesday, March 25, 2025.

# Meeting of the Delegates Minutes

Minutes from January 21, 2025



## Agenda

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<b>Agenda item:</b>	Call to Order	<b>Presenter:</b>	Monica Wasden
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President Wasden called the meeting to order at 6:01 p.m.

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<b>Agenda item:</b>	Guest Speaker, Centennial Water	<b>Presenter:</b>	Toby Damisch
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Toby Damisch, Douglas County Assessor, presented a PowerPoint. Within his PowerPoint:

- Information about tax reappraisals, which are conducted every two years.
- The difference between the County Assessor and the County Treasurer.
- Information regarding TABOR and the Gallagher Amendment.
- Time was allotted for Q & A.

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<b>Agenda item:</b>	Pledge of Allegiance	<b>Presenter:</b>	Monica Wasden
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President Wasden led the meeting in the Pledge of Allegiance.

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

A quorum was established; 19,951 of 31,934 lots were present.

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<b>Agenda item:</b>	Proof of Notice of Meeting	<b>Presenter:</b>	Jim Allen
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Jim Allen confirmed the Proof of Notice of Meeting.

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<b>Agenda item:</b>	Approval of Minutes for the Meeting of the Delegates for the November 19, 2024, Meeting	<b>Presenter:</b>	Monica Wasden
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### Conclusions:

The November 2024 minutes were approved — motioned by Dennis Epperly, representing District 2, and seconded by Elizabeth Strock, representing District 16. Motion carried.



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**Agenda item:** Member Forum

**Presenter:** Members

**Discussion:**

None

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**Agenda item:** Board of Directors Report

**Presenter:** Monica Wasden

**Conclusions:**

President Wasden presented a PowerPoint. Within her report:

- An update regarding Wildcat Regional Park presentation to the COSAC. COSAC will make a recommendation to the Commissioner's and the Board will update Delegates once a meeting date is set.
- Information regarding the upcoming Board Election. The deadline for Board applications is Friday, January 24. There are two Board seats up for election.
- Information regarding the upcoming Delegate Election.
- Discussion: Time was allotted for Delegate Q&A.

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**Agenda item:** Board of Director Comments

**Presenter:** Board of Directors

**Conclusions:**

Monica Wasden: Thanked the Board and staff for their work on everything coming up and Wildcat Regional Park.

Jim Allen: Thanked Monica and Mike for their work on Wildcat Regional Park.

Todd Landgrave: Todd was encouraged by the great meeting and the conversation with COSAC.

Leo Stegman: Thanked Mike and Monica for what they completed with Wildcat Regional Park. He was thankful for Delegate support at the COSAC meeting. Thanked the team for their efforts.

Dan DeBacco: Echoed what every Board member already said, thanked the Delegates. Dan commented on him not returning to the Board, and encouraged anyone to reach out with questions about applying to the Board.

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**Agenda item:** General Manager Report

**Presenter:** Mike Bailey

**Conclusions:**

General Manager Bailey presented a PowerPoint. Within his report:

- Shared how thankful he is for all the support from the Board, Delegate Body and community surrounding Wildcat Regional Park.
- Information regarding the 2025 Highlands Ranch Community Scholarship Fund.
- Mike introduced Rebecca Ruiz, Director of Marketing and Communications.



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**Agenda item:** Department Updates – Marketing and Communications **Presenter:** Rebecca Ruiz

**Conclusions:**

Rebecca Ruiz, Director of Marketing and Communications, presented a PowerPoint. Within her presentation:

- Shared information and a preview of the new website, launching Friday, January 31.
- Provided information regarding the need for the new website.
- Pointed out several noticeable differences.
- Shared information on the mobile friendliness of the website.
- Time was allotted for Q & A.

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**Agenda item:** Continued Business **Presenter:** Delegate Body

None

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**Agenda item:** New Business **Presenter:** Monica Wasden

None

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**Agenda item:** Delegate Forum **Presenter:** Delegates

**Discussion:**

None

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**Agenda item:** Adjournment **Presenter:** Monica Wasden

**Conclusions:**

Motioned by Dennis Epperly representing District 2 and seconded by Kurt Huffman representing District 82. The Meeting of the Delegates was adjourned to 6:49 p.m.

Respectfully submitted,

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*Jim Allen, Secretary*

**RECORD DATE: January 21, 2025**

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	DENNIS EPPERLY	X		266	266	-	-	-	-	-
3	VACANT			184	-	-	-	-	-	-
4	TERESA ISAAK (Stratton Ridge)	X		153	153	-	-	-	-	-
5	JUDY DYK (Bradford Hills)			108	-	-	-	-	-	-
6	LARISA KNAFELC (Sugarmill)			126	-	-	-	-	-	-
7	MICHAEL RILEY			295	-	-	-	-	-	-
8	VACANT (Chalet)			97	-	-	-	-	-	-
9	DIANA PERKINS (Remington Bluffs)			50	-	-	-	-	-	-
10	SAMUEL BENTZ	X		143	143	-	-	-	-	-
11	ERIC EICHER	X		251	251	-	-	-	-	-
12	CONNIE ROSEL (Falcon Hills)			113	-	-	-	-	-	-
13	JENNIFER HARRIS	X		199	199	-	-	-	-	-
14	TAMMY KELLY			185	-	-	-	-	-	-
15	JUSTIN HILL			200	-	-	-	-	-	-
16	ELIZABETH STROCK	X		105	105	-	-	-	-	-
17	GREG HERMAN			166	-	-	-	-	-	-
18	CHANAN BRAUNSTEIN	X		318	318	-	-	-	-	-
20	JEAN REHNKE	X		208	208	-	-	-	-	-
21	ANDREW CURRIER	X		189	189	-	-	-	-	-
22	BRYAN WALSH			132	-	-	-	-	-	-
23	MICHAEL MEEHAN	X		142	142	-	-	-	-	-
24	CONNIE ROSEL			83	-	-	-	-	-	-
25	ANDY JONES			438	-	-	-	-	-	-
26	JOHN MEZGER	X		183	183	-	-	-	-	-
27	KYLE ANHORN	X		242	242	-	-	-	-	-
28	BRYAN WALSH			48	-	-	-	-	-	-
30	JOE AHLGRIM (Timberline)			368	-	-	-	-	-	-
40	FRANK IMPINNA	P		368	-	368	-	-	-	-
41	TOMMY DOLAN			366	-	-	-	-	-	-
49	BETHANY KOCH	X		291	291	-	-	-	-	-
50	LINDA MALLETTE (Gleneagles)	X		345	345	-	-	-	-	-
51	SID BASU			253	-	-	-	-	-	-
52	CLINTON GAVE	P		234	-	234	-	-	-	-
53	SHARYN LANDIS			171	-	-	-	-	-	-
60	PATRICIA CALLIES	P		181	-	181	-	-	-	-
61	JEFF ROHR	X		105	105	-	-	-	-	-
62	KIM HARP	X		197	197	-	-	-	-	-
63	KATHY LANDGRAVE	X		51	51	-	-	-	-	-
64	RUSSELL KING	X		130	130	-	-	-	-	-
65	DON WOODLAND	X		96	96	-	-	-	-	-
66	JEFF ROHR	X		224	224	-	-	-	-	-
68	VACANT			152	-	-	-	-	-	-
69	FRANK IMPINNA	P		182	-	182	-	-	-	-
70	TERI HJELMSTAD (The Village)	X		81	81	-	-	-	-	-
71	CONNIE ROSEL (Falcon Hills South)			26	-	-	-	-	-	-
73	DANIEL BROWN			1,184	-	-	-	-	-	-
74	BRENT DOUGAL	X		940	940	-	-	-	-	-
75	BRENT DOUGAL	X		74	74	-	-	-	-	-
76	MICHAEL FLOWER	X		223	223	-	-	-	-	-
77	MELISSA SMESSEART	X		420	420	-	-	-	-	-
78	AMIT GUPTA			274	-	-	-	-	-	-
79	CONNIE MANZER (The Retreat)	X		101	101	-	-	-	-	-

[illegible]

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

# Meeting of the Board

2.18.2025

Southridge – Wildcat



**HIGHLANDS  
RANCH**  
COMMUNITY ASSOCIATION

## Agenda

- I. Call to Order
- II. Roll Call/Establishment of Quorum
- III. Proof of Notice of Meeting
- IV. Consent Agenda:
  - Approval of Board Meeting Minutes of Action from January 2025
  - Approval of the Finance Committee Minutes from November 2024
  - Approval of Architectural Review Committee Minutes from January 2025
- V. Member Forum
- VI. Director Comments
- VII. Committee Reports
  - Delegate Meeting
  - Finance Committee: Review of the January 2025 Financials
- VIII. General Manager Report
- IX. Continued Business
- X. New Business
- XI. Delegate Forum
- XII. Adjournment

The Board of Directors Meeting follows immediately upon adjournment of the Delegate Meeting.  
The Next Delegate and Board meeting will be held on Tuesday, March 25, 2025.

# Meeting of the Board Minutes

Minutes from January 21, 2025



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**Agenda item:** Call to Order

**Presenter:** Monica Wasden

**Conclusions:**

The meeting was called to order at 6:55 p.m.

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

**Presenter:** Jim Allen

**Conclusions:**

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

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

**Presenter:** Jim Allen

**Conclusions:**

Jim Allen confirmed the Proof of Notice of Meeting.

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**Agenda item:** Consent Agenda

**Presenter:** Monica Wasden

**Action Items:**

- Approval of Board Meeting Minutes of Action from November 2024
- Approval of Finance Committee Minutes from October 2024
- Approval of Architectural Review Committee applicant Russell Clark

**Conclusions:**

A motion was made by Todd Landgrave and seconded by Jim Allen to approve the Consent Agenda. Motion carried.



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**Agenda item:** Member Forum

**Presenter:** Members

**Discussions:**

None

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**Agenda item:** Director Comments

**Presenter:** Board of Directors

**Discussions:**

Dan DeBacco: Thanked Rebcca Ruiz for her work on the website.

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**Agenda item:** Committee Reports

**Presenter:** N/A

**Discussions:**

Delegate Meeting:

Finance Committee: Brice Kahler presented the November 2024 Finances and draft December 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:**

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





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**Agenda item:** General Manager Report

**Presenter:** Mike Bailey

**Discussions:**

General Manager Mike Bailey commented on the following:

- Thanked Brice and staff for their tremendous amount of savings by their diligent work.
- Shared information regarding the 2024 Annual Report, that will be shared in the coming weeks with staff and the greater community.
- Highlighted some of the Human Resource initiatives that Cammie Ellis has implemented, and information that has come out of the Employee Engagement Survey.
- Shared that the Westridge Project is well underway, and that staff will keep the Board informed of updates.
- Shared information regarding the Delegate election and getting vacancy notices out to specific districts early.

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**Agenda item:** Continued Business

**Discussions:**

None

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**Agenda item:** New Business

**Discussions:**

None

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**Agenda item:** Delegate Forum

**Presenter:** Delegates

**Discussions:**

Dennis Epperly | District 2: Asked that more specific time frames be included on agendas whenever there is an Executive Session.



Kurt Huffman | District 82: Had a question regarding Basecamp/Backcountry and location of where that will be. General Manager Mike Bailey shared that staff are examining a formal management plan for that area, while still addressing Douglas County's specific request. Anything that that is in question of being implemented will be revisited with the Delegates.

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**Agenda item::** Adjournment

Monica Wasden

**Conclusions:**

The Board of Directors Meeting went into recess at 7:02 p.m., motioned by Dan DeBacco and seconded by Todd Landgrave. Meeting adjourned at 7:14 p.m.

**Respectfully submitted,**

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Jim Allen



# HIGHLANDS RANCH

## COMMUNITY ASSOCIATION

### Minutes

**November 18, 2024, Finance Committee Meeting**  
**Highlands Ranch Community Association, Inc.**  
**Eastridge Recreation Center**

#### **FC Members Present:**

Leighton Stephenson  
Jennifer Harris  
Ron Welk  
Shane Callahan  
Homar Alvarado  
Erik Vaska

#### **FC Members Absent:**

Michael Flower

#### **Staff Members Present:**

Brice Kahler, CFO  
Emily Arnold, Accounting Manager

#### **Board Members and Visitors Present:**

Leo Stegman, Board Treasurer  
Nick Broady, homeowner

1. The Finance Committee meeting was called to order at 6:00 p.m. A quorum of the Finance Committee was present.
2. The Finance Committee reviewed the October 21, 2024, Finance Committee meeting minutes.

**A motion was made to accept the October 21, 2024, HRCA Finance Committee meeting minutes as presented. The motion was approved with one abstention.**

**Motion: Jennifer Harris                      Second: Homar Alvarado**

3. The Finance Committee reviewed and discussed the October 31, 2024, HRCA Financial Statements. The actual to budget favorable/unfavorable variances were identified, explained, and discussed for consolidated financials, operating funds, and various programs. Consolidated net revenues are below budget YTD by \$474K. The budget shortfall is due to non-cash loss on disposal of assets totaling \$419K. Without these disposals, HRCA is \$55K below budget. Driving revenues are insurance reimbursements from tornado damage, grants, and program revenue.

**A motion was made that the HRCA Finance Committee accept the October 31, 2024, Highlands Ranch Community Association Financial Statements. The motion was approved unanimously.**

**Motion: Homar Alvarado                      Second: Erik Vaska**

4. Brice Kahler presented the 2025 Finance Committee calendar.
5. Homar Alvarado announced his resignation from the Committee due to moving away from Highlands Ranch. The Finance Committee thanked him for his volunteer service.

With no further business, the meeting was adjourned.

Respectfully Submitted,

Emily Arnold, Accounting Manager

# Architectural Review Committee MEETING MINUTES

Meeting Date: January 15, 2025

Aspen/Vail Conference Room: Eastridge Recreation Center

9568 S University Blvd – Highlands Ranch, CO 80126



## I. CALL TO ORDER

The meeting was **called to order** at **5:42 p.m.** by J. **Wessling** (JW)

☒ Roll call was taken by JW, and a quorum was established.

Member Name	Present	Absent	Excused	Notes
Jeff <b>Rohr</b> (JR)	✓			
Kate <b>Landauer</b> (KL)	✓ *			Attended via ZOOM
Patricia <b>Callies</b> (PC)	✓			
Jeff <b>Buttermore</b> (JB)	✓			
Dawn <b>Keating</b> (DK)			✓ *	Contacted <u>PC</u> , Sick
Jenna <b>Nygren</b> (JN)			✓ *	Email Rcv'd, Out of Town, New Job. <b>Tendered Resignation via Email to WB</b>
Russell <b>Clark</b> (RC)	✓ *			Prospective Member, Non-Voting, Obs Only. Board Approval of App expected 01/21/2025.

### Also in attendance:

Jayma **Wessling** (JW), HRCA: Residential Improvement Coordinator

Woody **Bryant** (WB), HRCA: Director of Community Improvement Services

## II. REVIEW OF MINUTES

A. There were **no Meeting Minutes to review**. No meetings were held in December, 2024.

## III. REVIEW OF TRIBUNAL HEARINGS

A. No Tribunals were held.

# Architectural Review Committee Meeting Minutes

January 15, 2025

Page 2 of 6

## IV. RESIDENTIAL APPOINTMENTS

### A. 3383 WHITE OAK STREET – Paint and Garage Door.

#### a. **DISCUSSION:**

- i. NOTE: The HO was scheduled to attend; however, he was a “no show.”
- ii. The current DIY paint to create a “wood tone” on the garage door (no submittal received for review) is not acceptable.
- iii. The proposed colors for the body and trim are acceptable.
- iv. **APPROVAL CONDITION.** The garage door must be repainted the proposed body color of the home.

#### b. **ACTION:**

- i. Motion (by: JB, 2<sup>nd</sup> by: PC) to **CONDITIONALLY APPROVE.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES.**

## V. NEW BUSINESS

### A. 254 FEATHERWALK CT – Patio & Cover.

#### a. **DISCUSSION:**

- i. JW noted that this property is in the Backcountry Sub-Association. Backcountry has a very active Architectural Review Committee that will scrutinize this submittal.

#### b. **ACTION:**

- i. Motion (by: JR, 2<sup>nd</sup> by: JB) to **APPROVE AS PRESENTED.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES.**

### B. 1143 LAURENWOOD – Security Camera on Pole.

#### a. **DISCUSSION:**

- i. Submittal implies multiple cameras; however, only one was noted.
- ii. No information was provided regarding camera(s), e.g., manufacturer, power source, ability to Pan/Tilt/Zoom.
- iii. No information was provided regarding mounting – implies “on a pole with bird feeder.” Additional information is necessary.
- iv. Applicant may resubmit addressing these concerns.

#### b. **ACTION:**

- i. Motion (by: JB, 2<sup>nd</sup> by: KL) to **DENY, ELIGIBLE FOR RESUBMITTAL.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES.**

# Architectural Review Committee Meeting Minutes

January 15, 2025

Page 3 of 6

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## C. 2025 CHELSEA ST – Dog Run Enclosure.

### a. **DISCUSSION:**

- i. Concerned with durability of decorative panels (e.g., wind resistance). No information was provided on how those would be installed. Recommend either tall vertical live vegetation, or a combination of tall vertical live vegetation and decorative panels.
- ii. Concerned with the expansive use of “pea gravel” through the entire enclosure. Concerned with how animal waste can be efficiently and effectively cleaned using this type of ground surface. Recommend small/short thatch artificial turf, or a combination of turf with “islands” of “pea gravel.”
- iii. Applicant to work with staff to address these concerns.

### b. **ACTION:**

- i. Motion (by: JB, 2<sup>nd</sup> by: KL) to **DENY, ELIGIBLE FOR RESUBMITTAL.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES.**

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## D. 9111 WEATHERSTONE CT – Permanent Lighting.

### a. **DISCUSSION:**

- i. Installation of the lighting was not completed in compliance with §2.44.E of the Residential Improvement Guidelines and must be revised. Specifically, “Lighting must be installed to be downward facing....” Further, “Lighting must be installed so there is a limited view of the components...when lights are not on. No exposed wires may be visible.”
- ii. Installed lighting must be removed or reinstalled in compliance with §2.44.E.

### b. **ACTION:**

- i. Motion (by: JR, 2<sup>nd</sup> by: PC) to **DENY.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES.**

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## E. 9361 LARK SPARROW DR – Painting Garage Door.

### a. **DISCUSSION:**

- i. Okay with the proposed color for the garage door.
- ii. **APPROVAL CONDITION:** Must also paint the decorative grill above the two-car garage to tie the elements together.

### b. **ACTION:**

- i. Motion (by: JR, 2<sup>nd</sup> by: PC) to **CONDITIONALLY APPROVE.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES.**

# Architectural Review Committee Meeting Minutes

January 15, 2025

Page 4 of 6

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## F. 9489 CHESAPEAKE ST – Accessory Building.

### a. **DISCUSSION:**

- i. The applicant was present at the meeting (spouse was online) to discuss the project and answer questions.
- ii. The proposed shed (already owned) dimensionally exceeds (length, width, and height) what is allowed in §2.2. Allowed: 8'x10'x8.5'. Proposed: 10'x16'10'.
- iii. Home is a walk-out with a grade change along side of house, controlled with multiple dry-stack block retaining walls. Intent is to level the area at the lowest ground level at the home by cutting the ground and extending the height of the retaining wall closest to the fence. No changes to the 6' privacy fence are proposed. Once completed, the peak of the shed will extend above the top of the 6' privacy fence by approximately 18".
- iv. Discussed the height of a standard shed above a 6' privacy fence (2.5') versus what was proposed (1.5'). Proposal is less intrusive.
- v. **VARIANCE APPROVED:** To allow an oversized shed 10' deep, 16' wide, 10' tall.

### b. **ACTION:**

- i. Motion (by: JB, 2<sup>nd</sup> by: PC) to **APPROVE**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

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## G. 9931 COTTONWOOD DRIVE – Paint.

### a. **DISCUSSION:**

- i. In the approval, Staff is to define that "Iron Ore" must be used at the first floor on all sides (elevations) of the home, not just the front elevation.

### b. **ACTION:**

- i. Motion (by: JB, 2<sup>nd</sup> by: JR) to **APPROVE**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

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## H. 10045 RIDGEFIELD – Swimming Pool.

### a. **DISCUSSION:**

- i. Staff to provide a Cautionary Note that alerts the applicant that a fence enclosure around the pool deck may be required for safety, since their backyard fence is only a split rail fence abutting a residential property.

### b. **ACTION:**

- i. Motion (by: JR, 2<sup>nd</sup> by: JB) to **APPROVE**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.



# Architectural Review Committee Meeting Minutes

January 15, 2025

Page 5 of 6

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## I. 9863 VENNEFORD RANCH – Sport Court.

### a. **DISCUSSION:**

- i. None.

### b. **ACTION:**

- i. Motion (by: PC, 2<sup>nd</sup> by: JB) to **APPROVE**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

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## J. 9893 AFTONWOOD CIR – Coloradoscape.

### a. **DISCUSSION:**

- i. Excessive use of “Grey Granite Landscape Rock” in both areas; however, predominately within the larger landscape area. Recommend this be mitigated with additional “on grade” Coloradoscape plant material to soften the appearance. Other possibilities are placement of large boulders, placement of different color river-run rock to provide visual interest (e.g., creating a dry riverbed).
- ii. Applicant to work with staff to address these concerns.

### b. **ACTION:**

- i. Motion (by: JR, 2<sup>nd</sup> by: KL) to **DENY, ELIGIBLE FOR RESUBMITTAL**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

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## K. 10210 WOODROSE CT – Commercial Vehicle.

### a. **DISCUSSION:**

- i. The vehicle appears too long for the driveway. From photographs provided, it appears that the work van extends beyond the end of the driveway, encroaching onto the sidewalk, with the front of the van nearly touching the garage.
- ii. Unlike recently approved commercial vehicles that have limited graphics and/or business logos, this vehicle includes excessive branding on all sides.

### b. **ACTION:**

- i. Motion (by: PC, 2<sup>nd</sup> by: JR) to **DENY**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

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## VI. STAFF COMMENTARY

- A. General discussion regarding the possibility of combining the Development Review Committee (commercial projects) with the Architectural Review Committee (residential improvement projects) to create the singular Architectural Committee, compliant with the Community Declarations. Discussed that this was in the “discussion” stage and requires further review and discussion with the Board of Directors.

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## VII. ADJOURNMENT

- A. With no further business the meeting was **adjourned** at **7:41 p.m.**

# Architectural Review Committee Meeting Minutes

January 15, 2025

Page 6 of 6

## VIII. APPROVAL OF THESE MEETING MINUTES

A. These minutes were reviewed by the Architectural Review Committee at the February 05, 2025 Meeting.

a. **DISCUSSION:**

i. None.

b. **ACTION:**

i. Motion (by: JB, 2nd by: PC) to **APPROVE**.

VOTE TALLY		
Concur	Dissent	Abstain
<b>5</b>	<b>0</b>	<b>0</b>

Notes: Although there were six members at the 02/05 Meeting, RC did not vote on these minutes because he was a non-voting participant at the 01/15 meeting.

ii. Motion **PASSES**.

# Board of Directors 501c3 Special Quarterly

2.18.2025

Southridge – Wildcat



HIGHLANDS  
RANCH  
COMMUNITY ASSOCIATION

## Agenda

- I. Call to Order
- II. Roll Call/Establishment of Quorum
- III. Proof of Notice of Meeting
- IV. Consent Agenda:
  - Approval of the Board of Directors 501c3 Special Quarterly Minutes from October 22, 2024
  - Approval of the 2024 4th Quarter Financial Statements for HRCAA, HRCSF, HRBCEF
  - Approval of the 2025 Budget for HRCAA, HRCSF, HRBCEF
- V. Additional Business
- VI. Adjournment

# Board of Directors 501c3 Special Quarterly

Minutes from October 22, 2024



**Agenda item:** Call to Order

**Presenter:** Monica Wasden

**Conclusions:**

The meeting was called to order at 7:02 p.m.

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

**Presenter:** Jim Allen

**Conclusions:**

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

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

**Presenter:** Jim Allen

**Conclusions:**

Jim Allen confirmed the Proof of Notice of Meeting.

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**Agenda item:** Consent Agenda

**Presenter:** Board of Directors

Consent Agenda:

- Approval of the Board of Directors 501c3 Special Quarterly Minutes from July 16, 2024.
- Approval of the 2024 3<sup>rd</sup> Quarter Financial Statements for HRCAA, HRCSE, and HRBCE.

**Conclusions:**

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



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**Agenda item:** Additional Business

**Presenter:** Board of Directors

**Discussion:**

None

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**Agenda item:** Adjournment

**Presenter:** Monica Wasden

**Conclusions:**

A motion for adjournment was made by Todd Landgrave and seconded by Dan DeBacco. The 501c3 Board of Directors Special Quarterly Meeting was adjourned at 7:03 p.m.

**Respectfully submitted,**

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*Jim Allen, Secretary*