Meeting of the Delegates

8.19.2025
Southridge – Wildcat

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Agenda

I.	Call to Order	6 p.m.
II.	Pledge of Allegiance	6:01 p.m.
III.	Guest Speaker | *South Metro Fire Rescue, Mike Dell'Orfano*	6:03 p.m.
IV.	Roll Call/Establishment of Quorum	6:20 p.m.
V.	Proof of Notice of Meeting	6:25 p.m.
VI.	Approval of the Meeting Minutes of Action from the July 22, 2025 Meeting of the Delegates	6:26 p.m.
VII.	Member Forum | *Three-minute time limit*	6:30 p.m.
VIII.	Board of Directors Report | *Monica Wasden*	6:35 p.m.
IX.	Director Comments	6:40 p.m.
X.	General Manager Report | *Mike Bailey* • Department Update | *Sarah Corboy, Events* • Wildcat Regional Park | *Mark Giebel*	6:45 p.m.
XI.	Continued Business	7 p.m.
XII.	New Business	7:05 p.m.
XIII.	Delegate Forum | *Three-minute time limit*	7:10 p.m.
XIV.	Adjournment	7:15 p.m.

The Board of Directors Meeting follows immediately upon adjournment of the Delegate Meeting.
The next regular Delegate and Board meeting will be held on Tuesday, September 16, 2025.

Meeting of the Delegates Minutes

Minutes from July 22, 2025

Agenda

Agenda item: Call to Order **Presenter:** Monica Wasden

President Wasden called the meeting to order at 6:01 p.m.

Agenda item: Pledge of Allegiance **Presenter:** Monica Wasden

President Wasden led the meeting in the Pledge of Allegiance.

Agenda item: Guest Speaker, State Demography Office **Presenter:** Nancy Gedeon

Colorado State Demography Office, Nancy Gedeon, presented a PowerPoint. Within her PowerPoint:

- Information regarding population trends in Douglas County
- Colorado state population changes over time and annually
- Douglas County population changes annually
- Birth and death information for Colorado and Douglas County
- Colorado and Douglas County populations by generations
- Population forecast 2025 information
- Time was allotted for Q & A.

Agenda item: Roll Call/Establishment of Quorum **Presenter:** Theresa Hill

Conclusions:

A quorum was established; 21,387 of 31,934 lots were present.

Agenda item: Proof of Notice of Meeting **Presenter:** Jim Allen

Jim Allen confirmed the Proof of Notice of Meeting.

Agenda item: Approval of Minutes for the Meeting of the Delegates for the June 17, 2025, Meeting **Presenter:** Monica Wasden

Conclusions:

The June 2025 minutes were approved — motioned by Dennis Epperly, District 2 and seconded by Jean Rehnke, District 20. Motion carried.

Agenda item: Member Forum Presenter: Members

Discussion:

Bob Marshall, 2 Jack Rabbit Place: Updated the Delegate Body regarding the special session and budget cuts for the State. The state is hosting a caucus to determine the next steps. Representative Marshall suggested Delegates should stay informed regarding the Zebulon project.

Agenda item: Board of Directors Report Presenter: Monica Wasden

Conclusions:

President Wasden updated Delegates regarding the reserve study tour that the Board of Directors participated in. She also updated attendees regarding the fire that started in the Backcountry due to a lightning strike and commended the staff's efforts and following protocols.

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

Conclusions:

Monica Wasden: Congratulated Mike Bailey regarding his 20 years of service at HRCA.

Agenda item: General Manager Report Presenter: Mike Bailey

Conclusions:

General Manager Bailey shared an update regarding the Community Involvement Process (CIP) for Wildcat Regional Park. He reminded Delegates that the CIP would start in September, and that the Delegates will have two chances to vote towards the end of the process.

Agenda item: Department Updates – Aquatics Presenter: Tyler Kurapkat

Conclusions:

Tyler Kurapkat, Aquatics Programs and Operations Manager, presented a PowerPoint. Within his presentation:

- Facts about the bodies of water within HRCA.
- An overview of the operations functions within Aquatics.
- Information regarding all the Aquatics programming options.
- Time was allotted for Q & A.

Agenda item:	Continued Business		Monica Wasden

None

Agenda item:	New Business		Monica Wasden

None

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

Discussion:

Laura Eicher, District 80: Shared about her districts concerns regarding a property owner with a house in disarray and the response she received from covenant controls.

Clay Karr, District 114: Clay read a statement on behalf of Mike Woodland regarding the Wildcat Regional Park area and his concerns over the Community Input Process.

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

Conclusions:

Motioned by Andy Jones representing District 25 and seconded by Bethany Koch representing District 49. The Meeting of the Delegates was adjourned to 7:04 p.m.

Respectfully submitted,

Jim Allen, Secretary

DISTRICT DELEGATE ROLL CALL

MEETING DATE : July 22, 2025

RECORD DATE: July 22, 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	EDWARD FABIANO			184	-	-	-	-	-	-
4	TERESA ISAAK (Stratton Ridge)	X		153	153	-	-	-	-	-
5	JUDY DYK (Bradford Hills)	X		108	108	-	-	-	-	-
6	JEANNIE HOFFMAN (Sugarmill)	P		126	-	126	-	-	-	-
7	RORY REGAN	X		295	295	-	-	-	-	-
8	VACANT (Chalet)			97	-	-	-	-	-	-
9	DIANA PERKINS (Remington Bluffs)	X		50	50	-	-	-	-	-
10	SAMUEL BENTZ	X		143	143	-	-	-	-	-
11	PATRICIA LONG	X		251	251	-	-	-	-	-
12	CONNIE ROSEL (Falcon Hills) *			113	-	-	-	-	-	-
13	LORRIE VOLKEL			199	-	-	-	-	-	-
14	TAMMY KELLY			185	-	-	-		-	-
15	ERIC EICHER	X		200	200	-	-	-	-	-
16	ELIZABETH STROCK	X		105	105	-	-	-	-	-
17	GREG HERMAN			166	-	-	-	-	-	-
18	CHANAN BRAUNSTEIN			318	-	-	-	-	-	-
20	JEAN REHNKE	X		208	208	-	-	-	-	-
21	ANDREW CURRIER			189	-	-	-	-	-	-
22	BRYAN WALSH *	X		132	132	-	-	-	-	-
23	MICHAEL MEEHAN			142	-	-	-	-	-	-
24	CONNIE ROSEL *			83	-	-	-	-	-	-
25	ANDY JONES	X		438	438	-	-	-	-	-
26	JOHN MEZGER	X		183	183	-	-	-	-	-
27	KYLE ANHORN	X		242	242	-	-	-	-	-
28	BRYAN WALSH *	X		48	48	-	-	-	-	-
30	JOE AHLGRIM (Timberline)			368	-	-	-	-	-	-
40	FRANK IMPINNA *	P		368	-	368	-	-	-	-
41	FRANK IMPINNA *	P		366	-	366	-	-	-	-
49	BETHANY KOCH	X		291	291	-	-	-	-	-
50	LINDA MALLETTE (Gleneagles)	X		345	345	-	-	-	-	-
51	SID BASU			253	-	-	-	-	-	-
52	CLINTON CAVE	P		234	-	234	-		-	-
53	SHARYN LANDIS			171	-	-	-	-	-	-
60	PATRICIA CALLIES	X		181	181	-	-	-	-	-
61	JEFF ROHR	P		105	-	105	-	-	-	-
62	KIM HARP			197	-	-	-	-	-	-
63	KATHY LANDGRAVE	X		51	51	-	-	-	-	-
64	RUSSELL KING			130	-	-	-	-	-	-
65	DON WOODLAND			96	-	-	-	-	-	-
66	JEFF ROHR	P		224	-	224	-	-	-	-
68	LISA ARROYO			152	-	-	-	-	-	-
69	FRANK IMPINNA *	P		182	-	182	-	-	-	-
70	TERI HJELMSTAD (The Village)	X		81	81	-	-	-	-	-
71	CONNIE ROSEL (Falcon Hills South)			26	-	-	-	-	-	-
73	STU PARKER	P		1,184	-	1,184	-		-	-
74	BRENT DOUGAL	X		940	940	-	-	-	-	-
75	BRENT DOUGAL	X		74	74	-	-	-	-	-
76	MICHAEL FLOWER			223	-	-	-	-	-	-
77	MELISSA SMESSEART	X		420	420	-	-	-	-	-
78	AMIT GUPTA			274	-	-	-	-	-	-
79	CONNIE MANZER (The Retreat)	X		101	101	-	-	-	-	-
80	LAURA EICHER	X		1,533	1,533	-	-	-	-	-
81	AL BONNEAU			20	-	-	-	-	-	-
82	KURT HUFFMAN			778	-	-	-	-	-	-
83	ANDY NATALIE	X		180	180	-	-	-	-	-
84	JESSICA ALLEN			705	-	-	-	-	-	-
85	DEBORAH SPICER	X		784	784	-	-	-	-	-
86	DAWN KEATING			1,290	-	-	-	-	-	-
87	JENNIFER HARRIS (Indigo Hill)	X		481	481	-	-	-	-	-
88	CAROLYN GROOM (Weatherstone)	X		294	294	-	-	-	-	-
89	MARY KAY COURTNEY (Villages at H.R.)	P		323	-	323	-		-	-
90	BRANDON WHITE (Spaces)			250	-	-	-	-	-	-
91	GINGER NIXT (Settlers Village)			199	-	-	-	-	-	-
92	MICHELLE RATCLIFF (Canyon Ranch)	X		440	440	-	-	-	-	-
93	JENNIFER PARK	X		260	260	-	-	-	-	-
94	AL PELKOWSKI (Westridge Knolls	X		617	617	-	-	-	-	-
95	TOM HALL (Coventry Ridge)	X		56	56	-	-	-	-	-
96	VACANT (Highwoods HOA)			104	-	-	-	-	-	-
97	PATRICIA CALLIES	X		336	336	-	-	-	-	-
98	LISA KIRWAN (Sundance @ Indigo Hill)			225	-	-	-	-	-	-
99	MICHAEL PETRUCCELLI (Carlyle Park)			213	-	-	-	-	-	-
100	GAIL FRANCES	X		177	177	-	-	-	-	-
101	PATRICIA CALLIES*	X		111	111	-	-	-	-	-
102	VACANT			202	-	-	-	-	-	-
103	JAC LEBBS	X		401	401	-	-		-	-
104	CHRIS WICKS			532	-	-	-	-	-	-
105	JOSEPH ADEN	X		353	353	-	-	-	-	-
106	RYAN LEAHY			226	-	-	-	-	-	-
107	HENRY HOLLENDER (HR Golf Course)	X		579	579	-	-	-	-	-
108	MIKE MILLINGTON	X		208	208	-	-	-	-	-
109	ANGELA STEGMAN (Backcountry)	X		1,252	1,252	-	-	-	-	-
110	MARK DICKERSON (Stonebury)			87	-	-	-	-	-	-
111	MIKE WOODLAND (Firelight)	P		1,863	-	1,863	-	-	-	-
112	PATTIE MCGUINNESS (Highland Walk)			298	-	-	-	-	-	-
113	ELIZABETH STULZ	X		517	517	-	-	-	-	-
114	CLAY KARR (The Hearth)	X		1,652	1,652	-	-	-	-	-
115	COLIN CAMPBELL (Brownstones)			359	-	-	-	-	-	-
116	ROBERT STRAUSS (Tresana)	X		557	557	-	-	-	-	-
120	MEGAN LUMPKINS (Clock Tower Residences)	P		318	-	318	-	-	-	-
121	ROBERT BLACKINGTON			200	-	-	-	-	-	-
200	VACANT (Commercial District			396	-	-	-	-	-	-
212	VACANT (Stoneybridge)			77	-	-	-	-	-	-
213	KAREN BURCH (Palomino Park)			523	-	-	-	-	-	-
	TOTAL			31,934	16,094	5,293	-	-	-	-
	QUORUM 50% +1			*15,968*				*21,387*	*75%*	

*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

8.19.2025
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 July 2025
- Approval of the Finance Committee Minutes from April 2025
- Approval of Architectural Review Committee Minutes of July 2025

V. Member Forum

VI. Director Comments

VII. Committee Reports

- Delegate Meeting
- Finance Committee:
  - Review of and approval of the July 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, September 16, 2025.

Meeting of the Board Minutes

Minutes from July 22, 2025

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Agenda item: Call to Order **Presenter:** Monica Wasden

Conclusions:

The meeting was called to order at 7:11 p.m.

Agenda item: Establishment of Quorum/Roll Call **Presenter:** Jim Allen

Conclusions:

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

Agenda item: Proof of Notice of Meeting **Presenter:** Jim Allen

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 June 2025
- Approval of Finance Committee Minutes from May 2025
- Approval of Architectural Review Committee Minutes from June 2025
- Approval of the Development Review Committee Minutes from June 2025
- Approval of Jason Pickett appointment to the Development Review Committee

Conclusions:

A motion was made by Jim Allen and seconded by Todd Landgrave 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 June 2025 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 June 2025 Finances. Motion carried.

Agenda item:	General Manager Report	**Presenter:**	Mike Bailey

Discussions:

General Manager Mike Bailey commented on the following:

- Thanked the Board for attending the walk-through with staff.
- Thanked Brice Kahler, Woody Bryant and Nick Bravata for their efforts on moving Information Technology in-house, which will save HRCA a substantial amount over 5 years.
- Thanked Leo for his insight on the Finance Committee.

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

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 went into executive session at 7:23 p.m., motioned by Todd Landgrave and seconded by Leo Stegman.

Respectfully submitted,

Jim Allen

Minutes
June 16, 2025, Finance Committee Meeting
Highlands Ranch Community Association, Inc.
Eastridge Recreation Center

FC Members Present:

Jennifer Harris
Leighton Stephenson
Shane Callahan
Erik Vaska
Michael Flower
Ron Welk

FC Members Absent:

none

Staff Members Present:

Brice Kahler, CFO
Emily Arnold, Controller

Board Members and Visitors Present:

Leo Stegman, Board Treasurer

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 May 19, 2025, Finance Committee meeting minutes.

   A motion was made to accept the May 19, 2025, HRCA Finance Committee meeting minutes as presented. The motion was approved unanimously.

   Motion: Jennifer Harris Second: Leighton Stephenson

3. The Finance Committee reviewed and discussed the May 31, 2025, HRCA Financial Statements. The actual to budget favorable/unfavorable variances were identified, explained, and discussed for consolidated financials, each operating fund, and program performance. Consolidated revenues are ahead of budget YTD by $122K; consolidated expenses exceed budget YTD by $121K. Net revenues through May are on target - within 0.3% of budget. YTD capital expenditures total $1.3M, primarily from the Westridge renovation.

A motion was made that the HRCA Finance Committee accept the May 31, 2025, Highlands Ranch Community Association Financial Statements. The motion was approved unanimously.

Motion: Erik Vaska Second: Jennifer Harris

4. Other Business:

A discussion ensued on the Home Rule issue and its impact on Highlands Ranch. Also discussed was HRCA requesting funding from Douglas County for the construction of Wildcat Regional Park in the Backcountry Wilderness area.

With no further business, the meeting was adjourned.

Respectfully Submitted,

Emily Arnold, Controller

Architectural Review Committee MEETING MINUTES

Meeting Date: July 02, 2025
Aspen/Vail Conference Room: Eastridge Recreation Center
9568 S University Blvd – Highlands Ranch, CO 80126

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

I. CALL TO ORDER

The meeting was **called to order** at **5:27 p.m.** by J. **Wessling** (JW)

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

Member Name	Present	Absent	Excused	Notes
Jeff **Buttermore** (JB)	✓			
Patricia **Callies** (PC)	✓			
Russell **Clark** (RC)			✓	
Patrick **Gallagher** (PG)	✓			
Dawn **Keating** (DK)			✓	
Kate **Landauer** (KL)	✓			
Joe **Levin** (JL)	✓			
Chris **Robinson** (CR)			✓	
Jeff **Rohr** (JR)			✓	

Also in attendance:
Jayma **Wessling** (JW), HRCA: Residential Improvement Coordinator
Woody **Bryant** (WB), HRCA: Director of Community Improvement Services
Shelley **Stolk** (SS), Resident

II. REVIEW OF MINUTES

A. The **June 18, 2025 Meeting Minutes** were reviewed.
   a. **DISCUSSION**:
      i. None.
   b. **ACTION:** Not Applicable.
      i. Motion (by: PC, 2nd by: JC) to **Approve as Presented**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

      ii. Motion **PASSES**.

III. REVIEW OF TRIBUNAL HEARINGS

A. Three Tribunals were held on June 18, 2025. Awaiting Rulings.

IV. RESIDENTIAL APPOINTMENTS

Ms. Stolk addressed the ARC to express disappointment over a recent unanimous decision approving a paint color she felt was inconsistent with the neighborhood's traditional character.

As a 26-year resident of Hackberry Lane, Ms. Stolk provided an unedited photo of the newly painted home and noted that the approved color—PPG's "Heavenly Blue"—was unusually bright and visually out of place. She observed that the color had drawn attention from residents on adjacent streets and humorously pointed out that several ARC members were wearing shirts in a similar shade.

Ms. Stolk's primary concern was the precedent set by approving such a saturated color. She questioned whether this might open the door to other vivid hues—such as Bright Coral Pink, Lime Green, or Bright Emerald Ice—potentially undermining the architectural cohesion that defines the Westridge neighborhood. She referenced an AI-generated sheet comparing similar PPG tones to support her point.

Ms. Stolk concluded by respectfully asking the ARC to:

1. Revisit the guidelines used to evaluate the submittal, and
2. Consider reversing the approval to require a more contextually appropriate color.

Ms. Stolk's remarks were delivered within the three-minute time limit and received without response, in accordance with committee policy.

V. NEW BUSINESS

A. **1557 Mountain Maple** – Paint.

a. **DISCUSSION:**

i. The Committee opined that the color of the roof (Terracotta Red) conflicts with the requested base color, Palace Green (CW-520).

a. The Committee directed staff to work with the applicant to select a more appropriate color combination.

ii. The ARC appreciates the trim color, Swiss Coffee (OC-45) and accent color, Mocha Brown (2107-20).

b. **ACTION:**

i. Motion (by: JB, 2nd by: PC) to **DENY, ELIGIBLE FOR RESUBMITTAL**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

ii. Motion **PASSES**.

B. **2321 Terraridge Cir** – Addition.

a. **DISCUSSION:**

i. Nothing of consequence.

b. **ACTION:**

i. Motion (by: JL, 2nd by: JB) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

ii. Motion **PASSES**.

C. **3258 Oak Leaf Pl** – Stairwell & Lighting.

a. **DISCUSSION:**
   i. The Committee noted that "MaxDetect 240° White Motion Sensing Wired Outdoor 2-Head LED Security Flood Light 1400 Lumens" is not compliant with RIGs §2.44.C (may not exceed 1000 lumens total per fixture).
   ii. The Committee is concerned with drainage in the lower-level steps.
      a. Drawing C1.1 of 1 appears to show an inlet in a landing, not the lowest level of the stairwell, as reflected on Drawing CD-1, Section 2.
   iii. **APPROVAL CONDITION**. Revise the Security Flood Light Fixture to be compliant with RIGs §2.44.C
b. **ACTION:**
   i. Motion (by: KL, 2nd by: PC) to **APPROVE, WITH CONDITIONS**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

   ii. Motion **PASSES**.

D. **4460 Kethwood** – Paint Brick.

a. **DISCUSSION:**
   i. Two alternatives were provided by the Applicant: One with "faux white trim" (Alabaster White) on the brick, one with the brick as a "solid" color (Peppercorn).
      a. The Committee approves the option with the "solid" color (Peppercorn) used as the brick treatment.
   ii. Alabaster White on existing trim elements (but not on the brick) is acceptable.
b. **ACTION:**
   i. Motion (by: JB, 2nd by: PC) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

   ii. Motion **PASSES**.

E. **9544 Golden Eagle Pl** – Patio.

a. **DISCUSSION:**
   i. Nothing of consequence.
b. **ACTION:**
   i. Motion (by: JL, 2nd by: PG) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

   ii. Motion **PASSES**.

F. **9560 Castle Ridge Cir** – Paint Brick.

a. **DISCUSSION:**
   i. The discussion occurred as part of the dissenting opinion to the initial motion to approve as presented. See "Notes" in ACTION item.

b. **FIRST ACTION:**
   i. Motion (by: PG, 2nd by: KL) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
2	**3**	**0**

Notes: Dissenting opinion was that the addition of Warm Onyx (HDC-CL-14A) was too "brown" with no contrast. The Warm Onyx would be overly dark color on the brick. Painting both the trim and the brick in Warm Onyx may be acceptable.

   ii. Motion **FAILS**.

c. **SECOND ACTION:**
   i. Motion (by: PC 2nd by: JL) to **DENY, ELIGIBLE FOR RESUBMITTAL**.

VOTE TALLY		
Concur	Dissent	Abstain
3	**1**	**1**

Notes: The dissenting and abstaining votes were made by the individuals that motioned/seconded the First Action.

   ii. Motion **PASSES**.

G. **9664 Dunning Cir** – Trellis.

a. **DISCUSSION:**
   i. The Committee agrees that the installation of the screening trellis does not constitute "double fencing."
   ii. **APPROVAL CONDITION**. The horizontal slats must be provided on both sides of the structure (so the "finished side" is visible from outside the property), at least above the elevation of the existing fence. In inside of the fence may extend the horizontal slats to ground level, as shown in the submitted graphic.

b. **ACTION:**
   i. Motion (by: PC, 2nd by: JL) to **APPROVE, WITH CONDITIONS**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

   ii. Motion **PASSES**.

H. **10004 Oak Leaf Way** – Greenhouse.

a. **DISCUSSION:**
   i. The applicant noted in their application that the structure is a "Pop Up Greenhouse" that will "only be used five months of the year, then taken down."
   ii. Per RIGs §2.37, greenhouses are considered accessory buildings; however, the ARC relied on RIGs §2.82 "Temporary Structures" based on the applicant's description.
   iii. RIGs §2.82 references ComDec §9.7, which prohibits temporary structures.

b. **ACTION:**
   i. Motion (by: JL, 2nd by: PC) to **DENY**.

VOTE TALLY		
Concur	Dissent	Abstain
4	**1**	**0**

Notes: Dissenting opinion was that this was a temporary structure not a camping tent, which is specifically noted in RIGs §2.82 as not permitted. Use for a Greenhouse should be acceptable.

   ii. Motion **PASSES**.

I. **10011 Wyecliffe** – Decks.

a. **DISCUSSION:**

i. Noting of consequence.

b. **ACTION:**

i. Motion (by: PG, 2nd by: PC) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

ii. Motion **PASSES**.

J. **10115 Briargrove Way** – Paint Brick / Garage Doors.

a. **DISCUSSION:**

i. The Committee opined that there was a significant amount of high-quality, multi-color brick on the front elevation of the home, including the entryway. The brick installation includes vertical/arced soldier rows over the garage doors and main entry.

ii. The Committee also noted that there are two minor stone columns at the entryway, as well as a brick retaining/landscaping wall (including vertical soldier row to match the architectural feature of the home) on, at least, the front/right side of the home. No information was provided on the treatment of these brick elements.

b. **ACTION:**

i. Motion (by: KL, 2nd by: PC) to **DENY**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

ii. Motion **PASSES**.

K. **10246 Cherryhurst Lane** – Paint.

a. **DISCUSSION:**

i. The Committee opined that the proposal was for the "heavy/darker" color to be on the upper elements, which doesn't provide an architectural balance. To "anchor" the structure, the "heavy/darker" color must be on the lower elements.

ii. Although the Committee understands the applicant's intent to provide a "faux wood detail," they felt the "Rockwood Terracotta" second accent color did not provide this element and would not be aesthetically pleasing.

b. **ACTION:**

i. Motion (by: JL, 2nd by: PC). **DENY, ELIGIBLE FOR RESUBMITTAL**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

ii. Motion **PASSES**.

L. **10755 Huntwick Cir** – Trellis/Arbor.

a. **DISCUSSION:**

i. Nothing of consequence.

b. **ACTION:**

i. Motion (by: JL, 2nd by: PC) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

ii. Motion **PASSES**.

M. **10815 Wintersong** – Pool.

a. **DISCUSSION:**

i. Nothing of consequence.

b. **ACTION:**

i. Motion (by: PG, 2nd by: PC) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

ii. Motion **PASSES**.

VI. STAFF COMMENTARY

A. WB passed out the updated (June, 2025) Residential Improvement Guidelines and highlighted the clarifications that were made.

VII. ADJOURNMENT

A. With no further business the meeting was **adjourned** at **7:44 p.m**.

VIII. APPROVAL OF THESE MEETING MINUTES

A. These minutes were reviewed by the Architectural Review Committee at the July 16, 2025 Meeting.

a. **DISCUSSION:**

i. There were several members in attendance at the July 16, 2025 meeting that were not in attendance at the July 2, 2025 meeting; however, there was a quorum (3 of 5) members present at both meetings to proceed with the approval of these Minutes.

b. **ACTION:**

i. Motion (by: JL, 2nd by: PG) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
3	**0**	**3**

Notes: JR, RC, and DK were not present at the July 2, 2025 meeting and abstained from voting.

ii. Motion **PASSES**.

Architectural Review Committee
MEETING MINUTES

Meeting Date: July 16, 2025
Aspen/Vail Conference Room: Eastridge Recreation Center
9568 S University Blvd – Highlands Ranch, CO 80126

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

I. CALL TO ORDER

The meeting was **called to order** at **5:33 p.m.** by J. **Wessling** (JW)

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

Member Name	Present	Absent	Excused	Notes
Jeff **Buttermore** (JB)			✓	
Patricia **Callies** (PC)			✓	
Russell **Clark** (RC)	✓			
Patrick **Gallagher** (PG)	✓			
Dawn **Keating** (DK)	✓			Attended via ZOOM
Kate **Landauer** (KL)	✓			
Joe **Levin** (JL)	✓			
Chris **Robinson** (CR)			✓	
Jeff **Rohr** (JR)	✓			

Also in attendance:
Jayma **Wessling** (JW), HRCA: Residential Improvement Coordinator
Woody **Bryant** (WB), HRCA: Director of Community Improvement Services
Daniel **Gregorich** (DG), Resident (9545 Painted Canyon Circle)
Jacob **Lebbs** (JL), Resident (10305 Bentwood Ct), via ZOOM

II. REVIEW OF MINUTES

A. The **July 02, 2025 Meeting Minutes** were reviewed.
   a. **DISCUSSION**:
      i. There were several members in attendance at this meeting that were not in attendance at the July 2, 2025 meeting; however, there was a quorum (3 of 5) members present at both meetings to proceed with the approval of these Minutes.
   b. **ACTION:**
      i. Motion (by: JL, 2nd by: PG) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
3	**0**	**3**

Notes: JR, RC, and DK were not present at the 07/02 Meeting at abstained.

      ii. Motion **PASSES**.

III. REVIEW OF TRIBUNAL HEARINGS

A. Three Tribunal Hearings were held on June 19, 2025 and the rulings were recently received.
   a. May 7th ARC denial of paint colors (incorrect color match by painter, must use the approved color). Appeal DENIED.
   b. May 27th ARC denial of soffit lighting due to a reasonable expectation to impacts to neighboring living spaces, nuisance glare. Appeal GRANTED.
      i. HO provided written documentation from neighbors to the Tribunal Officer noting their support of this installation.
   c. February 19th ARC denial for backyard artwork per RIGs §2.48. Appeal GRANTED.

B. One Tribunal Hearing is scheduled for July 17, 2025.
   a. June 4th ARC Conditional Approval regarding location of bee hives and June 18th ARC denial of Front Yard Trellis/Gazebo.

IV. RESIDENTIAL APPOINTMENTS

A. **9545 Painted Canyon Cir** – Front Patio & Retaining Wall.

a. **DISCUSSION:**

i. The homeowner (DG) was in attendance and provided a brief overview of what they would like to do:
   a. Install an 8' deep by 6' wide concrete patio extension from the edge of their walkway; level the current rock landscape area by increasing the height of the timber retaining wall (approximately 12" to 18"); install several vertical live vegetation (e.g., Thuja occidentalis 'American Pillar' or Thuja (standish x plicata) 'Green Giant') between the edge of the patio and the back edge of the extended retaining wall to provide screening.

ii. The ARC was concerned with increasing the height of the retaining wall where it parallels the return fence of the neighbor and the existing wing fence.

iii. The ARC was concerned with the structural stability of adding to the existing timber retaining wall, which appears to have existing lateral support (e.g., "deadmen") already installed. It was recommended to the homeowner that he ensure his contractor is aware the additional lateral support may be necessary to ensure stability.

iv. **APPROVAL CONDITION**. From the "plan north" edge of the patio to the existing return fence, the retaining wall and landscape rocked area must transition back to existing elevations.

b. **ACTION:**

i. Motion (by: RC, 2nd by: KL) to **APPROVE WITH CONDITIONS**.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

ii. Motion **PASSES**.

B. **10305 Bentwood Ct** – Deck Replacements.

a. **DISCUSSION:**

i. The homeowner (JL) was in attendance (via ZOOM) and provided a brief overview of what they would like to do:
   a. Remove existing rear deck and side yard deck (including existing concrete cylinder foundations) and replace them with two new decks. Rear deck to be slightly different than that is shown on the plans: it will run the entire length of the back of the home and will no longer include the "bump in" at the one end. Further, the area will no longer include the exterior heating elements shown. This deck will be covered. The side deck will be like what exists; however, the ramping will be eliminated.

ii. WB noted that the modification to the rear deck (elimination of the "bump in") does not adversely affect setback and that the deck is still compliant.

iii. The ARC appreciated that the proposed materials and colors were complimentary to the home.

iv. **APPROVAL CONDITION**. Homeowner to provide updated plans to HRCA reflecting the current design proposal.

b. **ACTION:**
i. Motion (by: JR, 2nd by: RC) to **APPROVE, WITH CONDITIONS**.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

ii. Motion **PASSES**.

V. NEW BUSINESS

A. **722 English Sparrow** – Addition.

a. **DISCUSSION:**
i. Although the ARC had no concerns with the planned Kitchen Expansion, they found that the drawings provided were inadequate to review the patio(s). They had questions on the proposed materials, details, etc…
ii. For example, the ARC questioned the "South Elevation" shown on Sheet A3 noting that it doesn't appear to reflect the patio cover shown on the elevation view on the bottom of the same page. The ARC was also concerned with the minimal slope (no information provided on drawings that defines the slope, in contrast, there is rise/run information provided for the kitchen expansion roof slope) proposed for the patio cover roof in this area, although the do acknowledge the two existing windows that may be the limiting factor to the roof slope (Section on Sheet A4).
iii. **APPROVAL CONDITION**. Submittal of additional information regarding the design, materials, details, etc. of the patios and how they will interact with the home.

b. **ACTION:**
i. Motion (by: RC, 2nd by: JL) to **APPROVE, WITH CONDITIONS**.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

ii. Motion **PASSES**.

B. **2725 Greensborough Dr** – Fence Variance.

a. **DISCUSSION:**
i. The ARC was not in favor of the "C" channel steel post on the outside surface of the fence, even though the homeowner noted that they would powder coat it "Highlands Ranch Fence Brown." This installation is contrary to Figure 1 in the RIGs.
ii. The ARC has no concerns with the use of the proposed metal posts on the inside (hidden) side of the fence, understanding that an eight- or nine-foot metal post driven into the ground two or three feet may be necessary to provide the stability sought.
iii. Several members noted that the existing 4"x4" post may have rotted just below the ground surface elevation and needs to be replaced with a new post.

b. **ACTION:**
i. Motion (by: JR, 2nd by: DK) to **DENY**.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

ii. Motion **PASSES**.

C. **3193 Deer Creek** – ColoradoScape.

a. **DISCUSSION:**
   i. The ARC was disappointed that no "live plant materials" were proposed, which is an instrumental part of ColoradoScape.
   ii. The ARC was concerned with the quantity of "Brown Wood Shredded Mulch" that was proposed, noting that the first significant wind would displace this material.
   iii. The proposal is not compliant with variance sections of the RIGs (e.g., §2.42: Landscaping, §2.94: ColoradoScape, and §3: Landscaping Requirements).

b. **ACTION:**
   i. Motion (by: JR, 2nd by: RC) to **DENY**.

VOTE TALLY		
Concur	Dissent	Abstain
6	**0**	**0**

Notes: None.

   ii. Motion **PASSES**.

D. **3201 Spearwood Dr** – Artificial Turf.

a. **DISCUSSION:**
   i. Nothing of consequence.

b. **ACTION:**
   i. Motion (by: JL, 2nd by: PG) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
6	**0**	**0**

Notes: None.

   ii. Motion **PASSES**.

VI. STAFF COMMENTARY

A. The ARC requested that Staff review 6995 Peregrine Way - it appears that there is significant work occurring. Staff noted that a formal submittal was received; however, it was incomplete and that there have been conversations with the contractor about what is needed for a submittal. The contractor has been resistant to providing adequate information. Staff will elevate conversations to homeowner and will report back to the ARC.

VII. ADJOURNMENT

A. With no further business the meeting was **adjourned** at **6:42 p.m**.

VIII. APPROVAL OF THESE MEETING MINUTES

A. These minutes were reviewed by the Architectural Review Committee at the _____________ Meeting.

a. **DISCUSSION:**
   i. ??.

b. **ACTION:**
   i. Motion (by: ??, 2nd by: ??) to ___________________.

VOTE TALLY		
Concur	Dissent	Abstain
?	**?**	**?**

Notes: None.

   ii. Motion ____________.

Board of Directors 501c3 Special Quarterly

8.19.2025

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 May 20, 2025
- Approval of the 2025 2nd Quarter Financial Statements for HRCAA, HRCSF, HRBCEF

V. Additional Business

VI. Adjournment

Board of Directors 501c3 Special Quarterly

Minutes from May 20, 2025

HIGHLANDS RANCH COMMUNITY ASSOCIATION

Agenda item: Call to Order **Presenter:** Monica Wasden

Conclusions:

The meeting was called to order at 7:53 p.m.

Agenda item: Roll Call/Establishment of Quorum **Presenter:** Dan Brown

Conclusions:

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

Agenda item: Proof of Notice of Meeting **Presenter:** Dan Brown

Conclusions:

Dan Brown confirmed the Proof of Notice of Meeting.

Agenda item: Consent Agenda **Presenter:** Board of Directors

Consent Agenda:

- Approval of the Board of Directors 501c3 Special Quarterly Minutes from February 18, 2025.
- Approval of the 2025 1st Quarter Financial Statements for HRCAA, HRCSF, and HRBCEF.

Conclusions:

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

Agenda item: Additional Business **Presenter:** Board of Directors

Discussion:

Todd Landgrave shared he is thankful for the promotion of the Highlands Ranch Community Scholarship Fund.

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

Conclusions:

A motion for adjournment was made by Todd Landgrave and seconded by Dan Brown. The 501c3 Board of Directors Special Quarterly Meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Jim Allen, Secretary