Meeting of the Board Minutes

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 7:43 p.m.

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

Conclusions:

A quorum was not 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:** Monica Wasden

Action Items:

- Approval of Board Meeting Minutes of Action from March 2025
- Approval of Board Meeting Minutes of Action from April 2025
- Approval of Finance Committee Minutes from February 2025
- Approval of Finance Committee Minutes from March 2025
- Approval of Architectural Review Committee Minutes from March 2025
- Approval of Architectural Review Committee Minutes from April 2025
- Approval of Design Review Committee Minutes from April 2025
- Approval of the Artificial Intelligence Use Policy
- Approval of Joe Levin appointment to the Architectural Review Committee
- Approval of Patrick Gallagher appointment to the Architectural Review Committee

HIGHLANDS RANCH COMMUNITY ASSOCIATION

- Approval of Chris Robinson to the Architectural Review Committee
- Approval of the Highlands Ranch Community Association Collection Policy

Conclusions:

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

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

Discussions:

None

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

Discussions:

Todd Landgrave commented it was exciting to see what is going on with the Westridge Renovation update.

Agenda item: Committee Reports

Discussions:

Delegate Meeting:

Finance Committee: Brice Kahler presented the April 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 March and April 2025 Finances. Motion carried.

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

Discussions:

General Manager Mike Bailey commented on the following:

- Invited the Board Members to tour the Westridge Renovation project.
- Mentioned Ken Joseph's retirement again and shared information regarding his succession planning.
- Encouraged the Board to share information regarding the Golf Tournament and Beer Festival.

Agenda item: Continued Business

Discussions:

None

Agenda item: New Business

Discussions:

- Approval of Resolution 25_05_01 of Highlands Ranch Community Associaiton, Inc. Regarding Charter for the Open Space Conservation Area Update Committee.

Conclusions:

A motion was made by Todd Landgrave and seconded by Leo Stegman to approve Resolution 25_05_01 of Highlands Ranch Community Association, Inc. Regarding Charter for the Open Space Conservation Area Update Committee. Motion carried.

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

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

Discussions:

None

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

Conclusions:

The Board of Directors Meeting was adjourned at 7:52 p.m., motioned by Dan Brown and seconded by Leo Stegman.

Respectfully submitted,

Jim Allen