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.

HIGHLANDS RANCH COMMUNITY ASSOCIATION

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.

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