

Architectural Review Committee MEETING MINUTES

Meeting Date: February 18, 2026

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 **5:30 p.m.** by J. **Wessling** (JW)

☒ Roll call was taken and a quorum was established.

Member Name	Present	Absent	Excused	Notes
Jeff Buttermore (JB)			✓	
Patricia Callies (PC)			✓	
Russell Clark (RC)	✓			
Patrick Gallagher (PG)	✓			
Kate Landauer (KL)	✓			
Joe Levin (JL)	✓			
Chris Robinson (CR)	✓			
Jeff Rohr (JR)	✓			
Open				
	6	0	2	

Also in attendance:

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

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

Monica **Wadsen**, HRCA BOD: President

Kelsey **Hall**, HRCA Resident

II. REVIEW OF MINUTES

A. The **February 04, 2026 Meeting Minutes** were reviewed.

a. **DISCUSSION:**

i. Nothing of consequence.

b. **ACTION:**

i. A Motion to **APPROVE THE MINUTES AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

ii. Motion **PASSES**.

III. REVIEW OF TRIBUNAL HEARINGS

A. No Tribunals were held.

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Eastridge Rec Center: Admin Wing

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IV. RESIDENTIAL APPOINTMENTS

- A. None scheduled.

V. NEW BUSINESS

- A. **9244 Wiltshire Dr** – Retaining Wall (currently under construction: submittal per Courtesy Letter).

a. **ACTION:**

- i. A Motion to **APPROVE WITH CONDITIONAL WAIVER** was made and seconded.

ii. **APPROVAL CONDITION(S):**

- a. The Waiver is for the required two-foot setback requirement shown in RIGs §2.62.
b. The Condition is that should the retaining wall result in adverse drainage runoff impacts to the adjacent property, the impacts shall be mitigated and the means of properly directing runoff shall be corrected by this homeowner at their sole expense.

VOTE TALLY		
Concur	Dissent	Abstain
4	2	0

Notes: The dissenting members opined that the color of the retaining wall materials were not complimentary to the home or the community at large.

- iii. Motion **PASSES**.

- B. **9788 Isabell Ct** – Trex (grey) Fencing.

a. **ACTION:**

- i. A Motion to **APPROVE WITH CONDITIONS** was made and seconded.

ii. **APPROVAL CONDITION(S):**

- a. The new Trex fencing shall match the color and style of the existing Trex fencing.
b. The existing sub-standard Trex gate shall be replaced with a compliant (height only, use of Trex material matching the existing and proposed fencing is acceptable) gate.
c. The approval is limited to continuation of previously approved (and grandfathered) fencing material at this property, and the approval shall be interpreted as established precedent for new standalone composite fence installations within the community.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- iii. Motion **PASSES**.

- C. **10781 Lismore Way** – Deck Replacement w/Covered Pergola (Post-Construction submittal made after County Notice).

a. **ACTION:**

- i. A Motion to **DENY** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
3	3	0

Notes: None.

- ii. Motion **FAILS**.

- iii. A Revised Motion to **APPROVE WITH CONDITIONS** was made and seconded.

iv. **APPROVAL CONDITION(S):**

- a. The roofing system (Hercules Pergola Polycarbonate) must be removed (within 30 days); it is not compliant with RIGs §§2.23 or 2.35.
b. All wooden structural elements of the deck (including, but not limited to, posts, flooring, joists, beams, and fascia) must be painted (or stained) to match.

VOTE TALLY		
Concur	Dissent	Abstain
4	2	0

Notes: The dissenting members opined that the metal pergola (with or without the roofing material) on the elevated wood deck was neither aesthetically pleasing nor compatible with the existing homes construction materials.

- v. Motion **PASSES**.

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VI. STAFF COMMENTARY / COMMITTEE DISCUSSION

- A. Staff explained the updated Meeting Minutes format.

VII. ADJOURNMENT

- A. With no further business, the regular meeting **adjourned** at **6:40 p.m.**

VIII. APPROVAL OF THESE MEETING MINUTES

- A. These minutes were reviewed by the Architectural Review Committee at the March 04, 2026 Meeting.

a. **DISCUSSION:**

- i. Nothing of consequence.

b. **ACTION:**

- i. A Motion to **APPROVE THE MINUTES AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	1

Notes: The abstention was made by a member that was not present at the February 18th meeting.

- ii. Motion **PASSES**.