Meeting of the Board Minutes

Minutes from October 21, 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:** Jim Allen

Conclusions:

A quorum was established. Directors Monica Wasden, Dan Brown. Jim Allen, and Leo Stegman were present. Director Todd Landgrave 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 September 2025
- Approval of Finance Committee Minutes from August 2025
- Approval of Architectural Review Committee Minutes from September 2025
- Approval of the OSCA Update Committee Minutes of September 2025
- Approval of Appointment of Doug MacLeod to the Finance Committee
- Approval of the 2026 Delegate and Board Meeting Schedule
- Approval of the 2026 Guest Speaker Schedule
- Approval of the 2026 Closure Schedule
- Approval of the 2026 Holiday Schedule
- Approval of the 2026 Election Cycle Schedule

Conclusions:

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

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

None

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

Discussions:

Leo Stegman: Thanked the staff for their incredible competency budgeting and completing. Shared his thanks to everyone who has been working so hard on Wildcat Regional Park and supports the project.

Dan Brown: Thanked the team for their presentation to the County Commissioners and shared he was proud to be a part of the organization and Highlands Ranch.

Agenda item: Committee Reports **Presenter:** N/A

Discussions:

Delegate Meeting: One Action item requesting the Board write a resolution regarding Highlands Ranch residents and Zebulon Parks. The Board will continue discussion during at their next meeting.

Finance Committee: Brice Kahler presented the September 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 Dan Brown and seconded by Jim Allen to approve the September 2025 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 the Board for their kind words, insight and compliments.
- Commended staff at all levels for their continued efforts.

Agenda item: Continued Business

Action: Vote on the 2026 Budget

- A motion was made by Dan Brown and seconded by Leo Stegman to approve the 2026 Budget. Motion carried.

Agenda item: New Business

None

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

Discussions:

Dennis Epperly, District 2: Mentioned that the Zebulon project has a 3-week timeline. Staff shared that the resolution will be written and reviewed by legal counsel.

Pattie McGuinness, District 112: Asked the Board if there was a meeting with the BOCC and HRCA Board and the Board clarified there was not, though a few Board Members attended a Commission Meeting.

Kurt Huffman, District 82: Asked how the annual insurance increase was only 5% and how commercial insurance does not reflect the same increases as residential insurance. Brice Kahler shared that the property insurance actually decreased and the process our broker takes to ensure HRCA's rates remain low. Brice also share that almost all policies are 1 year and that HRCA does not expect to see a large increase.

Agenda item:: Adjournment Monica Wasden

Conclusions:

The Board of Directors Meeting went into executive session at 7:58 p.m.

Respectfully submitted,

Jim Allen