Meeting of the Board Minutes

Minutes from November 18, 2025

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

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

Conclusions:

The meeting was called to order at 6:38 p.m.

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

Conclusions:

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

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 October 2025
- Approval of Finance Committee Minutes from September 2025
- Approval of Architectural Review Committee Minutes from October 2025
- Approval of Resolution 25_11_02: Administrative and Recreation Budget Adoption
- Approval of the HRCA Collections Policy Statement

Conclusions:

A motion was made by Dan Brown and seconded by Jim Allen 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:

Todd Landgrave: Commented on the Wildcat Regional Park Public Meeting and the two concerns brought up, the size of the parking lot and not wanting people to park on any street within the neighboring communities. Todd has concerns about making the parking lot too small.

Leo Stegman: Agreed with what Todd commented on, and congratulated staff for getting the Wildcat Regional Park project across the finish line.

Dan Brown: Thanked everyone for the Westridge renovation and noted that it feels more like a Country Club than a recreation center.

Jim Allen: Commented that it has been a great year for HRCA and he is proud to be a Board member. Jim also commented on the Wildcat Regional Park parking lot and echoed the other board members' commentary.

Monica Wasden: Shared that it has been a busy year, and she is looking forward to December.

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

Discussions:

Delegate Meeting: Delegates voted to approve the CIP #2 Vote for Wildcat Regional Park. The Board of Directors also conducted a vote *(see continued business)*.

Finance Committee: Brice Kahler presented the October 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 Jim Allen and seconded by Leo Stegman to approve the October 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 the kind words to staff regarding the Westridge renovation and Wildcat Regional Park projects.
- Shared information regarding the process for drafting a resolution and why counsel was involved in/with the resolution Delegates requested in during the October 2025 meeting.

Agenda item: Continued Business

Discussions:

Action: Board CIP Vote # 2 for Wildcat Regional Park

- A motion was made by Todd Landgrave, and seconded by Leo Stegman, to approve the CIP Vote #2 for the Wildcat Regional Park project. Motion Carried,

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Agenda item: New Business

Discussions:

None

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

Discussions:

None

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Agenda item:: Adjournment Monica Wasden

Conclusions:

The Board of Directors Meeting was motioned to adjourn by Dan Brown and seconded by Todd Landgrave. Motion carried. Meeting adjourned at 6:56 p.m.

Respectfully submitted,

Jim Allen