Meeting of the Delegates

2.17.2026
Southridge – Wildcat

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Agenda

I.	Call to Order	6 p.m.
II.	Guest Speaker | *Stephanie Stanley, HRMD*	6:02 p.m.
III.	Pledge of Allegiance	6:20 p.m.
IV.	Roll Call/Establishment of Quorum	6:22 p.m.
V.	Proof of Notice of Meeting	6:25 p.m.
VI.	Approval of the Meeting Minutes of Action from the January 20, 2026 Meeting of the Delegates	6:26 p.m.
VII.	Member Forum | *Three-minute time limit*	6:28 p.m.
VIII.	Board of Directors Report | *Monica Wasden*	6:35 p.m.
IX.	Director Comments	6:40 p.m.
X.	General Manager Report | *Mike Bailey*	6:45 p.m.
XI.	Department Updates • Waste Connections Update | *Monalisa Young*	6:50 p.m.
XII.	Continued Business	7:00 p.m.
XIII.	New Business	7:05 p.m.
XIV.	Delegate Forum | *Three-minute time limit*	7:10 p.m.
XV.	Adjournment	7:20 p.m.

The Board of Directors Meeting follows immediately upon adjournment of the Delegate Meeting.
The next Delegate and Board meeting will be held on Tuesday, March 24, 2026.

Meeting of the Delegates Minutes

Minutes from January 20, 2025

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Agenda

Agenda item:	Call to Order	Presenter:	Monica Wasden

President Wasden called the meeting to order at 6:01 p.m.

Agenda item:	Guest Speaker	Presenter:	DA George Brauchler

23rd Judicial District Attorney, George Brauchler, gave a presentation. Within his presentation:

- Information about the Judicial Districts within Colorado.
- Shared a video outlining the 23rd Judicial District in Colorado.
- Statistics about crime in Douglas County in 2024 vs 2025.
- Information about House Bill1060 and the recent lawsuit that was filed.
- Time was allotted for Q & A.

Agenda item:	Pledge of Allegiance	Presenter:	Monica Wasden

President Wasden led the meeting in the Pledge of Allegiance.

Agenda item:	Roll Call/Establishment of Quorum	Presenter:	Theresa Hill

Conclusions:

A quorum was established; 22,642 of 31,934 lots were present.

Agenda item:	Proof of Notice of Meeting	Presenter:	Jim Allen

Jim Allen confirmed the Proof of Notice of Meeting.

Agenda item:	Approval of Minutes for the Meeting of the Delegates for the November 18, 2025, Meeting	Presenter:	Monica Wasden

Conclusions:

The November 2025 minutes were approved — motioned by Dennis Epperly, District 02 and seconded by Clay Karr, District 114. Motion carried.

Agenda item: Member Forum | Presenter: Members

Nate Marsh, 424 Spring Grove Avenue: Running for Representative in House District 43. Nate asked for HRCA Members to support him in his race.

Senator John Carson, 2652 Baneberry Court: Let Members know the legislature is in session Jan. 14 – May 14 and shared his email if anyone has any questions or concerns. Senator Carson also wanted to thank the leadership and Board for the legislative meeting held during the last Board Working Session.

Agenda item: Board of Directors Report | Presenter: Monica Wasden

President Wasden shared regarding the upcoming Delegate Elections. Candidate applications open January 30 – February 27. It is an even numbered and vacant district election year. President Wasden also shared information about the legislative meeting held at the last Board Working Session and the positive outcome of the meeting.

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

None

Agenda item: General Manager Report | Presenter: Mike Bailey

General Manager Mike Bailey presented a report. Within his report:

- Shared regarding the legislative meeting that the Board hosted on January 12.
- Shared information regarding the Highlands Ranch Community Scholarship Fund. Applications are live January 23 and close March 6. This year, HRCSF is awarding 20-25 scholarships of $2,500 to local seniors.
- Shared a video recap of 2025.
- Shared that HRCA received confirmation from Douglas County regarding the funds for Wildcat Regional Park.

Agenda item: Department Updates – Capital Reserves | Presenter: Mark Gunther

Mark Gunther, Chief Operating Officer, presented a PowerPoint. Within his presentation:

- An update on Capital Reserves for each recreation center for 2025.
- Information about the Emergency Reserve Budget and which projects were included in 2025.
- Time was allotted for Q & A.

Agenda item: Department Updates – Human Resources **Presenter:** Cammie Ellis

Cammie Ellis, Chief Human Resources Officer, presented a PowerPoint. Within her presentation:

- Information on the staffing demographics and departments at HRCA.
- Highlights from 2025, including stats on turnover, employee engagement, and worker's compensation.
- Information regarding standardized job descriptions and interview questions.
- Updates about the Employee Relations Committee and other team celebrations throughout 2025.
- Initiatives for 2026, including implementing a new HRIS Payroll System, creating content for the Learning Management System, and creating a formalized program to identify bench strength for HRCA's future leaders.
- Time was allotted for Q & A.

Agenda item: Continued Business

Pattie McGuinness, District 112: Asked for an update on Wildcat Regional Park. General Manager Mike Bailey shared an update on the status of the project.

Agenda item: New Business Monica Wasden

None

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

Discussion:

Jac Lebbs, District 103: Mentioned recent changes with Waste Connections and they will no longer be taking extra bags of garbage. Suggested having a drop zone or recycling station. General Manager Mike Bailey shared that there will be two Clear the Clutter events in 2026 and an update from Waste Connections at the February meeting.

HIGHLANDS RANCH COMMUNITY ASSOCIATION

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

Conclusions:

Motioned by Greg Herman, representing District 17, and seconded by Stu Parker, representing District 73. The Meeting of the Delegates was adjourned to 7:24 p.m.

Respectfully submitted,

____

Jim Allen, Secretary

DISTRICT DELEGATE ROLL CALL

MEETING DATE : January 20, 2026

RECORD DATE: January 20, 2026

Dist No.	DELEGATE NAME	Enter "X" if Present Enter "P" if Proxy	Enter "F" if in Favor Enter "O" if Opposed Enter "A" if Abstained Enter "S" if Split	Total # of Lots	LOTS*	PROXY	F+O+A	TOTAL IN FAVOR	TOTAL OPPOSED	TOTAL ABSENTIONS
1	LESLIE MILLER	P		297	-	297		-	-	-
2	DENNIS EPPERLY	X		266	266	-		-	-	-
3	EDWARD FABIANO	X		184	184	-	-	-	-	-
4	TERESA ISAAK (Stratton Ridge)	X		153	153	-	-	-	-	-
5	JUDY DYK (Bradford Hills)	X		108	108	-	-	-	-	-
6	JEANNIE HOFFMAN (Sugarmill)	P		126	-	126	-	-	-	-
7	RORY REGAN	X		295	295	-	-	-	-	-
8	VACANT (Chalet)			97	-	-	-	-	-	-
9	DIANA PERKINS (Remington Bluffs)	X		50	50	-	-	-	-	-
10	SAMUEL BENTZ	X		143	143	-	-	-	-	-
11	PATRICIA LONG			251	-	-	-	-	-	-
12	CONNIE ROSEL (Falcon Hills) *			113	-	-	-	-	-	-
13	LORRIE VOLKEL	X		199	199	-	-	-	-	-
14	TAMMY KELLY	P		185	-	185	-		-	-
15	ERIC EICHER	X		200	200	-	-	-	-	-
16	ELIZABETH STROCK	X		105	105	-	-	-	-	-
17	GREG HERMAN	X		166	166	-	-	-	-	-
18	CHANAN BRAUNSTEIN			318	-	-	-	-	-	-
20	JEAN REHNKE	X		208	208	-	-	-	-	-
21	ANDREW CURRIER	X		189	189	-	-	-	-	-
22	BRYAN WALSH *			132	-	-	-	-	-	-
23	MICHAEL MEEHAN	X		142	142	-	-	-	-	-
24	CONNIE ROSEL *			83	-	-	-	-	-	-
25	ANDY JONES	X		438	438	-	-	-	-	-
26	JOHN MEZGER	X		183	183	-	-	-	-	-
27	KYLE ANHORN			242	-	-	-	-	-	-
28	BRYAN WALSH *			48	-	-	-	-	-	-
30	JOE AHLGRIM (Timberline)	X		368	368	-	-	-	-	-
40	FRANK IMPINNA *	X		368	368	-	-	-	-	-
41	FRANK IMPINNA *	X		366	366	-	-	-	-	-
49	BETHANY KOCH	X		291	291	-	-	-	-	-
50	LINDA MALLETTE (Gleneagles)	X		345	345	-	-	-	-	-
51	SID BASU			253	-	-	-	-	-	-
52	CLINTON CAVE	P		234	-	234	-		-	-
53	SHARYN LANDIS			171	-	-	-	-	-	-
60	PATRICIA CALLIES	X		181	181	-	-	-	-	-
61	JEFF ROHR	X		105	105	-	-	-	-	-
62	KIM HARP			197	-	-	-	-	-	-
63	KATHY LANDGRAVE			51	-	-	-	-	-	-
64	RUSSELL KING	X		130	130	-	-	-	-	-
65	DON WOODLAND			96	-	-	-	-	-	-
66	JEFF ROHR	X		224	224	-	-	-	-	-
68	LISA ARROYO			152	-	-	-	-	-	-
69	FRANK IMPINNA * (Elizabeth Strock)	X		182	182	-	-	-	-	-
70	TERI HJELMSTAD (The Village)	X		81	81	-	-	-	-	-
71	CONNIE ROSEL (Falcon Hills South)			26	-	-	-	-	-	-
73	STU PARKER	X		1,184	1,184	-	-		-	-
74	BRENT DOUGAL	X		940	940	-	-	-	-	-
75	BRENT DOUGAL	X		74	74	-	-	-	-	-
76	MICHAEL FLOWER	P		223	-	223	-	-	-	-
77	MELISSA SMESSEART	X		420	420	-	-	-	-	-
78	AMIT GUPTA			274	-	-	-	-	-	-
79	CONNIE MANZER (The Retreat)			101	-	-	-	-	-	-

Dist No.	DELEGATE NAME	Enter "X" if Present Enter "P" if Proxy	Enter "F" if in Favor Enter "O" if Opposed Enter "A" if Abstained Enter "S" if Split	Total # of Lots	LOTS*	PROXY	F+O+A	TOTAL IN FAVOR	TOTAL OPPOSED	TOTAL ABSENTIONS
80	LAURA EICHER	X		1,533	1,533	-	-	-	-	-
81	AL BONNEAU			20	-	-	-	-	-	-
82	KURT HUFFMAN	X		778	778	-	-	-	-	-
83	ANDY NATALIE	X		180	180	-	-	-	-	-
84	JESSICA ALLEN			705	-	-	-	-	-	-
85	DEBORAH SPICER			784	-	-	-	-	-	-
86	DAWN KEATING	X		1,290	1,290	-	-	-	-	-
87	JENNIFER HARRIS (Indigo Hill)	X		481	481	-	-	-	-	-
88	CAROLYN GROOM (Weatherstone)	X		294	294	-	-	-	-	-
89	MARY KAY COURTNEY (Villages at H.R.)	X		323	323	-	-		-	-
90	BRANDON WHITE (Spaces)			250	-	-	-	-	-	-
91	GINGER NIXT (Settlers Village)			199	-	-	-	-	-	-
92	MICHELLE RATCLIFF (Canyon Ranch)	X		440	440	-	-	-	-	-
93	JENNIFER PARK			260	-	-	-	-	-	-
94	AL PELKOWSKI (Westridge Knolls	X		617	617	-	-	-	-	-
95	TOM HALL (Coventry Ridge)	X		56	56	-	-	-	-	-
96	VACANT (Highwoods HOA)			104	-	-	-	-	-	-
97	PATRICIA CALLIES	X		336	336	-	-	-	-	-
98	LISA KIRWAN (Sundance @ Indigo Hill)			225	-	-	-	-	-	-
99	MICHAEL PETRUCCELLI (Carlyle Park)			213	-	-	-	-	-	-
100	GAIL FRANCES	X		177	177	-	-	-	-	-
101	PATRICIA CALLIES*	X		111	111	-	-	-	-	-
102	VACANT			202	-	-	-	-	-	-
103	JAC LEBBS	X		401	401	-	-	-	-	-
104	CHRIS WICKS	X		532	532	-	-	-	-	-
105	JOSEPH ADEN			353	-	-	-	-	-	-
106	RYAN LEAHY			226	-	-	-	-	-	-
107	HENRY HOLLENDER (HR Golf Course)	X		579	579	-	-	-	-	-
108	MIKE MILLINGTON	X		208	208	-	-	-	-	-
109	ANGELA STEGMAN (Backcountry)	P		1,252	-	1,252	-	-	-	-
110	MARK DICKERSON (Stonebury)			87	-	-	-	-	-	-
111	BILL FEELY (Firelight)			1,863	-	-	-	-	-	-
112	PATTIE MCGUINNESS (Highland Walk)	X		298	298	-	-	-	-	-
113	ELIZABETH STULZ	X		517	517	-	-	-	-	-
114	CLAY KARR (The Hearth)	X		1,652	1,652	-	-	-	-	-
115	COLIN CAMPBELL (Brownstones)	X		359	359	-	-	-	-	-
116	ROBERT STRAUSS (Tresana)	X		557	557	-	-	-	-	-
120	MEGAN LUMPKINS (Clock Tower Residences)	P		318	-	318	-	-	-	-
121	ROBERT BLACKINGTON			200	-	-	-	-	-	-
200	VACANT (Commercial District			396	-	-	-	-	-	-
212	VACANT (Stoneybridge)			77	-	-	-	-	-	-
213	KAREN BURCH (Palomino Park)			523	-	-	-	-	-	-
	TOTAL			31,934	20,007	2,635	-	-	-	-
	QUORUM 50% +1			*15,968*				*22,642*	*71%*	

s

*If the number of lots column is filled out, it indicates that the delegate was present in person or by proxy for this meeting.

Meeting of the Board

2.17.2026
Southridge - Wildcat

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Agenda

I. Call to Order

II. Roll Call/Establishment of Quorum

III. Proof of Notice of Meeting

IV. Consent Agenda:

- Approval of Board Meeting Minutes of Action from November 2025
- Approval of the Board Meeting Minutes of Action from January 2026
- Approval of the Finance Committee Minutes from October and November 2025
- Approval of the Architectural Review Committee Minutes from November and December 2025
- Approval of the Architectural Review Committee Minutes from January 2026
- Approval of the OSCA Update Committee Minutes from October, November, and December 2025.

V. Member Forum

VI. Director Comments

VII. Committee Reports

- Delegate Meeting
- Finance Committee: Review and approve the November 2025 financials. Review December 2025 and January 2026 financials.

VIII. General Manager Report

IX. Continued Business

X. New Business

XI. Delegate Forum

XII. Adjournment

The Board of Directors Meeting follows immediately upon adjournment of the Delegate Meeting.
The Next Delegate and Board meeting will be held on Tuesday, March 24, 2026.

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.

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.

HIGHLANDS RANCH COMMUNITY ASSOCIATION

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,

---

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 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

Meeting of the Board Minutes

Minutes from January 20, 2025

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

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

Conclusions:

The meeting was called to order at 7:32 p.m.

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

Conclusions:

A quorum was not established. Directors Monica Wasden and Jim Allen were present. Directors Todd Landgrave, Dan Brown, and Leo Stegman were 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 November 2025
- Approval of Finance Committee Minutes from October 2025
- Approval of Architectural Review Committee Minutes from November and December 2025

Conclusions:

A quorum was not met, and the Consent Agenda was not approved. Consent agenda items will be moved to the February 2026 Board of Directors meeting.

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:

Conclusions:

A quorum was not met. The November and December 2025 Finances were not presented. Finances will be presented at the February 2026 Board of Directors meeting.

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

Discussions:

General Manager Mike Bailey commented on the following:

- Thanked Cammie Ellis and Mark Gunther for their presentations.

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 was adjourned at 7:34 p.m.

Respectfully submitted,

Jim Allen

Minutes

October 20, 2025, Finance Committee Meeting
Highlands Ranch Community Association, Inc.
Westridge Recreation Center

FC Members Present:

Jennifer Harris
Leighton Stephenson
Erik Vaska
Michael Flower
Ron Welk
Shane Callahan
Doug MacLeod

FC Members Absent:

None

Staff Members Present:

Brice Kahler, CFO
Emily Arnold, Controller
Jake Heerdt, Operations Manager

Board Members and Visitors Present:

Leo Stegman, Board Treasurer

1. The Finance Committee meeting was called to order at 6:00 p.m. A quorum of the Finance Committee was present.

2. Jake Heerdt guided the Finance Committee members on a walking tour of the Westridge renovation project, which is substantially complete.

3. The Finance Committee reviewed the September 15, 2025, Finance Committee meeting minutes.

   A motion was made to accept the September 15, 2025, HRCA Finance Committee meeting minutes as presented. The motion was approved with one abstention.

   Motion: Jennifer Harris Second: Leighton Stephenson

4. The Finance Committee reviewed and discussed the September 30, 2025, HRCA Financial Statements. The actual to budget favorable/unfavorable variances were identified, explained, and discussed for consolidated financials, each operating fund, and program performance. After three quarters of operations we are running close to budget. Consolidated revenues are ahead of budget YTD by $220K (0.9% to budget); consolidated expenses exceed budget YTD by $189K (0.8% to budget.). Taking out non-cash depreciation and loss on disposal, we are $156K ahead of budget. $6.2M of capital expenditures have been made YTD, predominantly Westridge renovation and the rust mitigation project at Eastridge.

A motion was made that the HRCA Finance Committee accept the September 30, 2025, Highlands Ranch Community Association Financial Statements. The motion was approved unanimously.

Motion: Jennifer Harris Second: Erik Vaska

5. The Finance Committee next reviewed the Q3 2025 Highlands Ranch Community Association 501(c)3 Financial Statements. Actual to budget variances were discussed for Highlands Ranch Cultural Affairs Association, Highlands Ranch Scholarship Fund, and Highlands Ranch Backcountry Conservation and Education Fund. Sources of funds were discussed, including cultural event revenue, anticipated SCFD grants, contributions from HRCA, and backcountry hunting auctions, raffles and drawings.

A motion was made to recommend that the HRCA Finance Committee accept the Q3 2025, 501(c)3 Financial Statements. The motion was approved unanimously.

Motion: Shane Callahan Second: Michael Flower

6. Brice Kahler presented the Q3 2025 investment overview. Once the 2026 budget is approved and capital expenditure timelines are known, we'll be able to ladder more investments. We're ahead of budget on investment income YTD; however, more rate cuts are expected.

With no further business, the meeting was adjourned.

Respectfully Submitted,

Emily Arnold, Controller

Minutes

November 17, 2025, Finance Committee Meeting
Highlands Ranch Community Association, Inc.
Westridge Recreation Center

FC Members Present:

Jennifer Harris
Leighton Stephenson
Michael Flower
Shane Callahan
Ron Welk
Erik Vaska
Doug MacLeod

FC Members Absent:

None

Staff Members Present:

Brice Kahler, CFO
Emily Arnold, Controller

Board Members and Visitors Present:

None

1. The Finance Committee meeting was called to order at 6:00 p.m. A quorum of the Finance Committee was present.

2. The Finance Committee reviewed the October 20, 2025, Finance Committee meeting minutes.

   A motion was made to accept the September 15, 2025, HRCA Finance Committee meeting minutes as presented. The motion was approved unanimously.

   Motion: Jennifer Harris Second: Michael Flower

3. The Finance Committee reviewed and discussed the October 31, 2025, HRCA Financial Statements. The actual to budget favorable/unfavorable variances were identified, explained, and discussed for consolidated financials, each operating fund, and program performance. During October we picked up some more ground on the budget. Consolidated revenues are ahead of budget YTD by $296K (1.1% to budget); consolidated expenses exceed budget YTD by $173K (0.7% to budget.). Taking out non-cash depreciation and loss on disposal, we are $272K ahead of budget. Assessments Receivable is higher than expected at $637K; we've sent out late letters to 1,200 homes and are looking for that to come down before end of year. $6.7M of capital expenditures have been made YTD, predominantly Westridge renovation and the rust mitigation project at Eastridge.

A motion was made that the HRCA Finance Committee accept the October 31, 2025, Highlands Ranch Community Association Financial Statements. The motion was approved unanimously.

Motion: Erik Vaska Second: Michael Flower

4. Brice Kahler presented the 2026 Finance Committee calendar. Reserve Study updates will be reviewed throughout 2026, and the new Reserve Study will be finalized early 2027.

With no further business, the meeting was adjourned.

Respectfully Submitted,

Emily Arnold, Controller

OSCA Update Committee Meeting Minutes

Minutes from October 9, 2025

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

In Attendance:

Mark Giebel

Mike Burke

Jeff Kappes

Absent:

Dan Dertz

Chelsea Molitor

Mike Dell'Orfano

Justin Olsen

Agenda

1. The OSCA Committee Meeting was called to order at 2:15 p.m. A quorum was present.

2. The Meeting Minutes of September 11, 2025, OSCA Update Committee were approved.

3. Review and Discussion of Chapter 1 of the OSCA Plan:
   - Jeff Kappes and Mark Gievel reported that in interest of time they would complete the rewrite of Chapter 1 and then present that draft to Committee members for review, comment, and approval.
   - Mike Burke provided information and guidance relating to the Wildlife Hazard section within Chapter 1. Wildfire mitigation techniques were discussed and a number of different resources on this topic were provided.
   - The Committee discussed the date and time for the next regular meeting, and to allow ample time to revise Chapter 1 decided to cancel the October 23 meeting. The next regular meeting will be held November 20.

With no further business, the meeting was adjourned.

Respectfully submitted,

Jeff Kappes, OSCA Update Committee Chair

OSCA Update Committee Meeting Minutes

Minutes from November 20, 2025

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

In Attendance:

Justin Olsen

Dan Dertz

Mike Burke

Jeff Kappes

Absent:

Mark Giebel

Chelsea Molitor

Mike Dell'Orfano

Agenda

1. The OSCA Committee Meeting was called to order at 2:00 p.m. A quorum was present.

2. The Meeting Minutes from October 9, 2025, OSCA Update Committee were approved.

3. Review and Discussion of the revised draft of Chapter 1 of the OSCA Plan:
   - Committee Member Justin Olsen reported that he was comfortable with revisions made to Chapter 1, specifically revisions to the Wildlife and Vegetation sections. Justin suggested adding further revisions that outline hunting as a management tool, and to include hunting in the new draft of the Management Plan.
   - Committee Member Mike Burke reported that he was comfortable with revisions made to chapter 1, specifically the wildlife language included in the Wildlife and Vegetation sections. Mike had questions regarding the Mineral Rights Section, and Jeff Kappes reminded the committee that this portion had not yet been revised as the attorney had not sent updates over yet.
   - Committee Member Dan Dertz reported that he was comfortable with revisions made to Chapter 1. Dan inquired about the acreage of the Highlands Ranch Wilderness Area, 7,445 acres, which was reference in the introduction of the revised draft. Jeff Kappes will revise the language to include an explanation of how this number was arrived at.

- The committee discussed next steps for finalizing the Chapter 1 draft:
    - Marking revisions per discussion
    - Creating new exhibits to be included in Chapter 1
    - Working with Theresa Hill to reformat and finalize the draft of Chapter 1
- The committee discussed Chapter 2 of the plan. This Chapter may need to be re-structured in addition to revisions. Jeff Kappes and Mark Gievel will meet to discuss and bring information back to the Committee during the next meeting.

With no further business, the meeting was adjourned.

Respectfully submitted,

Jeff Kappes, OSCA Update Committee Chair

OSCA Update Committee Meeting Minutes

Minutes from December 4, 2025

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

In Attendance:

Mark Giebel
Dan Dertz
Mike Burke
Jeff Kappes

Absent:

Justin Olsen
Chelsea Molitor
Mike Dell'Orfano

Agenda

I. The OSCA Committee Meeting was called to order at 2:00 p.m. A quorum was present.

II. The Meeting Minutes from November 20, 2025, OSCA Update Committee were approved.

III. Update regarding finalization of Chapter 1 of the OSCAL Plan:
- Jeff Kappes updated the committee with final changes being made to the draft of Chapter 1 of the Highlands Ranch Wilderness Plan as follows:
- Mark Giebel agreed to add language to the Vegetation and Wildlife section relating to the continued use of hunting as a management tool. He will also validate the remaining acreage in the HRWA and provide an explanation as to how that number was arrived at.
- Jeff Kappes has received the revised Mineral Rights language and will insert it into Chapter 1 draft.

IV. Preliminary review of Chapter 2
- The Committee reviewed Chapter 2 of the original OSCA Plan. It was noted that the recommended Planning Areas were grouped together and a list of allowed uses were called out for each grouping (including the 7,000-acre area). In addition, the Planning Area Map contained within Chapter 2 was reviewed.

- Jeff Kappes introduced the Conceptual Facilities Plan (CFP) to the committee. The background of the CFP was explained, with emphasis on the original intent that it was to act as a planning tool for the Committee. Exhibit A and B of the CFP were reviewed followed by a review of the All Activity Areas map contained within the CFP.
- Jeff Kappes agreed to send a copy of the CFP to all Committee Members prior to the next meeting. He and Mark Giebel agreed to put together a proposed outline for Chapter 2 for reviewing.

V. Other Comments

  - A discussion was held relative to the Planning Areas which no longer were owned or under control by HRCA. The Committee will include these areas in Chapter 1 as having been conveyed to others. As such, no recommendations in terms of permitted use were being made.
  - Dan Dertz brought up deed restrictions and their application to the Planning Areas which were conveyed. Jeff Kappes and Mark Giebel will research this.

With no further business, the meeting was adjourned.

Respectfully submitted,

____

Jeff Kappes, OSCA Update Committee Chair

OSCA Update Committee Meeting Minutes

Minutes from December 18, 2025

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

In Attendance:
Mark Giebel
Justin Olsen
Mike Burke
Jeff Kappes

Absent:
Dan Dertz
Chelsea Molitor
Mike Dell'Orfano

Agenda

I. The OSCA Committee Meeting was called to order at 2:00 p.m. A quorum was present.

II. The Meeting Minutes from December 4, 2025, OSCA Update Committee were approved.

III. Review and discussion of the Conceptual Facilities Plan (CFP):
- Justin Olsen had no significant comments relating to the specific areas and uses identified in the CFP. He commented on the need to protect wildlife and wildlife habitats as any improvements in the areas identified in the CFP are considered for development.
- Mike Burke indicated he approval of the activity areas and potential uses which were identified in the CFP. He requested that the following concerns be reflected in the meeting minutes:
  i. Mike Burke's approval of the CFP in no way indicates that the sites would be approved by South Metro Fire Rescue. Many concerns, complications, and challenges relating to improvements proposed for these locations will need to be fully vetted by South Metro Fire Rescue prior to their approval. Concerns relate to water availability, proper access for fire protection, and safety, among other concerns not listed.
- Mark Giebel indicated that nothing in the CFP created a specific site plan. Any specific improvement would have to go through a Site Plan Approval Process, which would all for all entities to review intensively. The CFP is merely a planning

document to assist the Committee in developing recommendations for locations and uses need to be considered by the HRCA Board of Directors, which, if approved, will be forwarded to Douglas County to be considered as a potential zoning amendment.

- The Committee recommended that Jeff Kappes reach directly out to Committee Member Dan Dertz with a request for any comments he may have to the CFP.

IV. Review and discussion of the outline for Chapter 2 of the OSCA Plan:

- Jeff Kappes reported that the outline for Chapter 2 of the OSCA Plan was not complete and would not be available to review at the meeting.

V. Other Comments

- None

With no further business, the meeting was adjourned.

Respectfully submitted,

____

Jeff Kappes, OSCA Update Committee Chair

Board of Directors 501c3 Special Quarterly

2.17.2026

Southridge - Wildcat

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Agenda

I. Call to Order

II. Roll Call/Establishment of Quorum

III. Proof of Notice of Meeting

IV. Consent Agenda:

- Approval of the Board of Directors 501c3 Special Quarterly Minutes from November 18, 2025
- Approval of the 2025 4th Quarter Financial Statements for HRCAA, HRCSF, HRBCEF
- Approval of the 2026 Budgets for HRCAA, HRCSF, and HRBCEF

V. Additional Business

VI. Adjournment

Board of Directors 501c3 Special Quarterly

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 6:56 p.m.

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

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:** Board of Directors

Consent Agenda:

- Approval of the Board of Directors 501c3 Special Quarterly Minutes from August 19, 2025.
- Approval of the 2025 3rd Quarter Financial Statements for HRCAA, HRCSF, and HRBCEF.

Conclusions:

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

Agenda item: Additional Business **Presenter:** Board of Directors

Discussion:

None

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

Conclusions:

A motion for adjournment was made by Dan Brown and seconded by Jim Allen. The 501c3 Board of Directors Special Quarterly Meeting was adjourned at 6:57 p.m.

Respectfully submitted,

Jim Allen, Secretary