Meeting of the Delegates

5.19.2026
Southridge – Wildcat

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Agenda

I.	Call to Order	6 p.m.
II.	Pledge of Allegiance	6:01 p.m.
III.	Scholarship Recipient Award Ceremony	6:03 p.m.
IV.	Guest Speaker | *Kevin Van Winkle, Douglas County Commissioner & Douglas County Dept. of Public Works*	6:25 p.m.
V.	Roll Call/Establishment of Quorum	6:45 p.m.
VI.	Proof of Notice of Meeting	6:46 p.m.
VII.	Approval of the Meeting Minutes of Action from the April 21, 2026 Meeting of the Delegates	6:47 p.m.
VIII.	Member Forum | *Three-minute time limit*	6:50 p.m.
IX.	Board of Directors Report | *Monica Wasden*	7 p.m.
X.	Director Comments	7:05 p.m.
XI.	General Manager Report | *Mike Bailey*	7:10 p.m.
XII.	Department Updates • Sarah Corboy, Events	7:15 p.m.
XIII.	Continued Business	7:20 p.m.
XIV.	New Business	7:23 p.m.
XV.	Delegate Forum | *Three-minute time limit*	7:25 p.m.
XVI.	Adjournment	7:30 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, June 16, 2026.

Meeting of the Delegates Minutes

Minutes from April 21, 2026

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 – Conservation Update **Presenter:** Multiple

A Conservation Update was provided. Within the presentation:

- General Manager Mike Bailey introduced the guest speakers for the evening and provided context for the update in the guest speaker agenda item.
- Jake Heerdt reviewed several of HRCA's Xeriscape projects at the recreation centers. He provided an update regarding how staff are approaching the future and landscaping needs within HRCA and for members. Jake shared information regarding facility and aquatic water conservation efforts. Time was allotted for Q & A.
- Sam Calkins, Highlands Ranch Water shared an update regarding the state's drought conditions and historical information outlining 100-years of drought conditions and snowpack. Douglas County and Highlands Ranch are currently in Stage 1 drought restrictions, and Sam provided details surrounding those guidelines and restrictions. He shared information regarding watering schedules, rebates, and incentives HR Water is offering. Time was allotted for Q & A.
- Mark Giebel, Backcountry Wilderness Area Director, shared updates regarding several ongoing projects, including the OSCA Update Committee, Basecamp, Wildcat Regional Park, and the Bison reintroduction. Mark shared an update regarding the Backcountry's efforts on fire mitigation and what the Backcountry is currently doing to mitigate risk. He also shared information regarding the Pine Beetle infestation. 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: 23,217 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 February 17, 2026 Meeting	Presenter:	Monica Wasden

Conclusions:

The February 2026 minutes were approved — motioned by Dennis Epperly, District 2 and seconded by Brent Dougal, District 74. Motion carried.

Agenda item:	Member Forum	Presenter:	Members

None

Agenda item:	Board of Directors Report	Presenter:	Monica Wasden

President Wasden shared an update on the 2026 Delegate Elections. She welcomed newly elected and appointed Delegates and thanked re-elected Delegates for returning for another 2-years of service. Board Members introduced themselves to the new Delegates.

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

None

Agenda item:	General Manager Report	Presenter:	Mike Bailey

None

Agenda item:	Continued Business

None

Agenda item:	New Business	Monica Wasden

Pattie McGuinness | District 112: Asked the Board to share information from the Board Vision Retreat. President Wasden shared that the board went over capital improvements and reserves and reviewed potential projects over the next few years. She also shared that the Board reviewed the OSCA plan and received general departmental updates.

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

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

Colin Campbell | District 115: Shared that he visited Westridge and he was very impressed at the cleanliness of the facility. He thanked the staff for the great job and shared that his interactions with staff were wonderful. Colin requested facility tours to resume. Colin wondered the status of the July 4th Fireworks, and President Wasden let the Delegates know the fireworks were cancelled but would be replaced with an alternative event.

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

Conclusions:

Motioned by Linda Mallette, District 50 and seconded by Greg Herman, District 17. The Meeting of the Delegates was adjourned to 7:31 p.m.

Respectfully submitted,

____

Jim Allen, Secretary

DISTRICT DELEGATE ROLL CALL
MEETING DATE : April 21, 2026
RECORD DATE: April 21, 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			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	JEAN MACDONALD (Chalet)	X		97	97	-	-	-	-	-
9	DIANA PERKINS (Remington Bluffs)	X		50	50	-	-	-	-	-
10	JENNIFER HARDING	X		143	143	-	-	-	-	-
11	PATRICIA LONG			251	-	-	-	-	-	-
12	CONNIE ROSEL (Falcon Hills) *	X		113	113	-	-	-	-	-
13	LORRIE VOLKEL	X		199	199	-	-	-	-	-
14	TAMMY KELLY			185	-	-	-		-	-
15	ERIC EICHER	X		200	200	-	-	-	-	-
16	ELIZABETH STROCK	X		105	105	-	-	-	-	-
17	GREG HERMAN	X		166	166	-	-	-	-	-
18	JAY SAGE	X		318	318	-	-	-	-	-
20	JEAN REHNKE	X		208	208	-	-	-	-	-
21	ANDREW CURRIER	X		189	189	-	-	-	-	-
22	BRYAN WALSH *	X		132	132	-	-	-	-	-
23	MICHAEL MEEHAN			142	-	-	-	-	-	-
24	CONNIE ROSEL *	X		83	83	-	-	-	-	-
25	ANDY JONES			438	-	-	-	-	-	-
26	JOHN MEZGER	X		183	183	-	-	-	-	-
27	KYLE ANHORN	X		242	242	-	-	-	-	-
28	BRYAN WALSH *	X		48	48	-	-	-	-	-
30	JOE AHLGRIM (Timberline)	X		368	368	-	-	-	-	-
40	FRANK IMPINNA *	P		368	-	368	-	-	-	-
41	FRANK IMPINNA *	P		366	-	366	-	-	-	-
49	BETHANY KOCH			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			105	-	-	-	-	-	-
62	KIM HARP			197	-	-	-	-	-	-
63	KATHY LANDGRAVE	X		51	51	-	-	-	-	-
64	RUSSELL KING	X		130	130	-	-	-	-	-
65	DON WOODLAND			96	-	-	-	-	-	-
66	JEFF ROHR			224	-	-	-	-	-	-
68	LISA ARROYO	X		152	152	-	-	-	-	-
69	FRANK IMPINNA *	P		182	-	182	-	-	-	-
70	TERI HJELMSTAD (The Village)	X		81	81	-	-	-	-	-
71	CONNIE ROSEL (Falcon Hills South)	X		26	26	-	-	-	-	-
73	STU PARKER	P		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			420	-	-	-	-	-	-
78	AMIT GUPTA			274	-	-	-	-	-	-
79	CONNIE MANZER (The Retreat)	X		101	101	-	-	-	-	-
80	LAURA EICHER	P		1,533	-	1,533	-	-	-	-
81	LAURA MUTTON			20	-	-	-	-	-	-
82	KURT HUFFMAN	P		778	-	778	-	-	-	-
83	ANDY NATALIE	X		180	180	-	-	-	-	-
84	JESSICA ALLEN	X		705	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)			294	-	-	-	-	-	-
89	MARK CONDON (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	P		617	-	617	-	-	-	-
95	TOM HALL (Coventry Ridge)	X		56	56	-	-	-	-	-
96	VACANT (Highwoods HOA)			104	-	-	-	-	-	-
97	PATRICIA CALLIES	X		336	336	-	-	-	-	-
98	V RUTH HANSEN (Sundance @ Indigo Hill)	X		225	225	-	-	-	-	-
99	MICHAEL PETRUCCELLI (Carlyle Park)	X		213	213	-	-	-	-	-
100	GAIL FRANCES			177	-	-	-	-	-	-
101	PATRICIA CALLIES*	X		111	111	-	-	-	-	-
102	DANIELLE D'ANDREA	X		202	202	-	-	-	-	-
103	JAC LEBBS	X		401	401	-	-	-	-	-
104	CHRIS WICKS			532	-	-	-	-	-	-
105	JOSEPH ADEN			353	-	-	-	-	-	-
106	RYAN LEAHY			226	-	-	-	-	-	-
107	HENRY HOLLENDER (HR Golf Course)			579	-	-	-	-	-	-
108	MIKE MILLINGTON	X		208	208	-	-	-	-	-
109	ANGELA STEGMAN (Backcountry)	P		1,252	-	1,252	-	-	-	-
110	MARK DICKERSON (Stonebury)			87	-	-	-	-	-	-
111	KIEL DOWNING (Firelight)	X		1,863	1,863	-	-	-	-	-
112	PATTIE MCGUINNESS (Highland Walk)	X		298	298	-	-	-	-	-
113	ELIZABETH STULZ			517	-	-	-	-	-	-
114	CLAY KARR (The Hearth)	P		1,652	-	1,652	-	-	-	-
115	COLIN CAMPBELL (Brownstones)	X		359	359	-	-	-	-	-
116	ROBERT STRAUSS (Tresana)	X		557	557	-	-	-	-	-
120	MEGAN LUMPKINS (Clock Tower Residences)			318	-	-	-	-	-	-
121	ROBERT BLACKINGTON			200	-	-	-	-	-	-
200	VACANT (Commercial District			396	-	-	-	-	-	-
212	VACANT (Stoneybridge)			77	-	-	-	-	-	-
213	MIKE MROZOWICZ (Palomino Park)	X		523	523	-	-	-	-	-
	TOTAL			31,934	14,702	8,515	-	-	-	-
	QUORUM 50% +1			*15,968*				**23,217**	*69%*	

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

5.19.2026
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 April 2026
- Approval of the Finance Committee Minutes from March 2026
- Approval of the Architectural Review Committee Minutes from April 2026
- Approval of the Design Review Committee Minutes from April 2026

V. Member Forum

VI. Director Comments

VII. Committee Reports

- Delegate Meeting
- Finance Committee: Review and approval of the April 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, June 16, 2026.

Meeting of the Board Minutes

Minutes from April 21, 2026

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

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

Conclusions:

The meeting was called to order at 7:36 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 Todd Landgrave were present. Director Leo Stegman 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 March 2026
- Approval of Finance Committee Minutes from February 2026
- Approval of Architectural Review Committee Minutes from March 2026
- Approval of the OSCA Update Committee Minutes from February 2026.
- Approval of Appointment of Booker Lightman to Architectural Review Committee
- Approval of Appointment of Alex Gordijooz to the Finance Committee
- Approval of Resolution 26-04-01 Fund Management and Reserve Study Policy

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

Todd Landgrave: Shared that the presentations during the Delegate meeting were necessary.

Jim Allen: Shared his thankfulness for Mark Giebel's presentation and work in the Backcountry.

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

Discussions:

Delegate Meeting: None

Finance Committee: Brice Kahler presented the March 2026 Finances. He presented and discussed the HRCA balance sheet, cash flow statements, and income statements. Time was allotted for Q & A.

Conclusions:

A motion was made by Todd Landgrave and seconded by Dan Brown to approve the March 2026 Finances. Motion carried.

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

Discussions:

General Manager Mike Bailey commented on the following:

- Thanked the Board for being receptive to the presentation at the Delegate meeting.

Agenda item: Continued Business

None

Agenda item: New Business

None

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

Pattie McGuinness | District 112: Thanked Mike Bailey for the level of detail and for information provided during the Delegate meeting. Suggested that it would be beneficial for the Delegates to hear more information regarding the Board Vision Retreat. President Wasden shared more specific information regarding the capital improvements and project suggestions.

Colin Campbell | District 115: Thanked staff for the presentations during the Delegate meeting. Wondered about how the Pine Beetle will affect the community of Highlands Ranch, and what the HRCA will do to get information out to residents. General Manager Mike Bailey shared that HRCA is working with LCS and other local vendors to get information to residents. Director Landgrave suggested that HRCA host a workshop to teach residents how to treat their own trees.

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 7:52 p.m.

Respectfully submitted,

Jim Allen

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Minutes

March 23, 2026 Finance Committee Meeting
Highlands Ranch Community Association, Inc.
Eastridge 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:

Mike Bailey, CEO/General Manager
Brice Kahler, CFO
Emily Arnold, Controller

Board Members and Visitors Present:

Monica Wasden, Board President
Todd Landgrave, Board Vice President
Leo Stegman, Board Treasurer
Jim Allen, Board Secretary
Christine McLeod, Partner, Haynie
Jeremy Jones, Audit Senior, Haynie

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 February 16, 2026 Finance Committee meeting minutes.

   A motion was made to accept the February 16, 2026, HRCA Finance Committee meeting minutes as presented. The motion was approved unanimously.

   Motion: Doug MacLeod Second: Leighton Stephenson

3. Christine McLeod, Partner, Haynie, and Jeremy Jones, Audit Senior, Haynie, presented a PowerPoint on the 2025 audit report and findings. Haynie issued an unmodified (i.e. "clean") opinion dated March 17 on the financial statements of HRCA for the year ended December 31, 2025. Haynie conducted their audit in accordance with generally accepted auditing standards. They encountered no disagreements with management, nor encountered difficulties when performing the audit. Haynie's presentation focused on high-level financial performance, trends across operating funds, and overall reserve balances. They expressed appreciation for the cooperation and responsiveness of the HRCA accounting team.

   There were no material changes between the draft December financials reviewed in detail at the January 19, 2026, Finance Committee meeting and the final audited financial statements.

   A motion was made to approve the December 31, 2025, Highlands Ranch Community Association Audited Financial Statements. The motion was approved unanimously.

   Motion: Jennifer Harris Second: Leighton Stephenson

Following the auditor presentation, members of the Board of Directors recessed. The Finance Committee remained in session to continue its agenda.

4. Brice Kahler noted that there were no changes to the January 31, 2026, HRCA Financial Statements subsequent to the discussion at the February 16, 2026, Finance Committee meeting. No vote was taken at the February meeting since the prior year audit was not complete.

   A motion was made to approve the January 31, 2026, Highlands Ranch Community Association Financial Statements. The motion was approved unanimously.

   Motion: Erik Vaska Second: Ron Welk

5. The Finance Committee next reviewed and discussed the February 28, 2026, HRCA Financial Statements. The actual to budget favorable/unfavorable variances were identified, explained, and discussed for consolidated financials and each operating fund. Consolidated revenues are up $43K or 0.8% over budget; consolidated expenses are down $113K or 2.2% to budget.

   A motion was made to approve the February 28, 2026, Highlands Ranch Community Association Financial Statements. The motion was approved unanimously.

   Motion: Leighton Stephenson Second: Shane Callahan

6. Prior to the start of the meeting the Finance Committee met with a prospective new member. After discussion, the Committee voted unanimously to add Alex Gorjidooz as a member of the Finance Committee.

   The Finance Committee also thanked Leighton Stephenson for his 5 years of service, as he is moving to Arizona. His diligence and enthusiasm will be missed.

With no further business, the meeting was adjourned.

Respectfully Submitted,

Emily Arnold, Controller

Architectural Review Committee
MEETING MINUTES

Meeting Date: April 01, 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 **5:32 p.m.** by J. **Wessling**

☑ Roll call was taken and a quorum was established.

Member Name	Present	Absent	Excused	Notes
Jeff **Buttermore**	✓			
Patricia **Callies**	✓			
Patrick **Gallagher**	✓			
Kate **Landauer**	✓			
Joe **Levin**	✓			
Al **Pelkowski**	✓			
Chris **Robinson**	✓			
Jeff **Rohr**	✓			
Open				
	8	**0**	**0**	

Also in attendance:

Woody **Bryant**, HRCA: Director of Community Improvement Services
Jayma **Wessling**, HRCA: Residential Improvement Coordinator
Caleb **Cameron**, HRCA: CIS Specialist

II. REVIEW OF MINUTES

A. The **March 18, 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
5	**0**	**3**

Notes: AP not yet a member; JB and JL were not in attendance at the 03/18/2026 Meeting.

    ii. Motion **PASSES**.

III. REVIEW OF TRIBUNAL HEARINGS

A. One Tribunal was held on 03/19/2026. Matter was regarding a Covenant Compliance issue.

IV. RESIDENTIAL APPOINTMENTS

A. None.

V. NEW BUSINESS

A. **199 Morning Dew Place** – Driveway Expansion & Landscaping.
 a. **ACTION:**
  i. A Motion to **APPROVE AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
8	**0**	**0**

Notes: None.

  ii. Motion **PASSES**.

B. **4922 Ashburn Circle** – Exterior Home Paint (Appeal of Initial Staff Denial).
 a. **ACTION:**
  i. A Motion to **DENY (ELIGIBLE FOR RESUBMITTAL)** was made and seconded.
  ii. **RESUBMITTAL CONDITION(S):**
   a. Selection of a body color that introduces a less intensive level of saturation and visual prominence.

VOTE TALLY		
Concur	Dissent	Abstain
8	**0**	**0**

Notes: None.

  iii. Motion **PASSES**.

C. **9505 Cherryvale Drive** – Door Paint Color (Appeal of Initial Staff Denial).
 a. **ACTION:**
  i. A Motion to **APPROVE WITH CONDITIONS** was made and seconded.
  ii. **APPROVAL CONDITION(S):**
   a. The color shall be revised to a muted/desaturated tone within the rose/pink family.
   b. SW 6304 is an example of an acceptable tone; similar colors may be considered.
   c. **SW 9693 is not approved**.
   d. Alternate colors shall be resubmitted (manufacturer and color number) for staff verification.
   e. Finish shall be flat or low-luster.
   f. No additional elements shall be painted without ARC approval.

VOTE TALLY		
Concur	Dissent	Abstain
8	**0**	**0**

Notes: None.

  iii. Motion **PASSES**.

D. **9847 Isabel Court**– Exterior House Paint Color (Iron Ore).
 a. **ACTION:**
  i. A Motion to **APPROVE AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
8	**0**	**0**

Notes: None.

  ii. Motion **PASSES**.

VI. STAFF COMMENTARY / COMMITTEE DISCUSSION

A. Staff noted that Russell Clark resigned from the ARC for personal reasons. Both Staff and the ARC thank Russell for his service to the community and wish him all the best as he focuses on his current priorities.

VII. ADJOURNMENT

A. With no further business, the regular meeting **adjourned** at **6:03 p.m**.

VIII. APPROVAL OF THESE MEETING MINUTES

A. These minutes were reviewed by the Architectural Review Committee at the April 15, 2026 Meeting.
   a. **DISCUSSION:**
      i. Nothing of consequence.
   b. **ACTION:**
      i. A Motion to **APPROVE AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

      ii. Motion **PASSES**.

Architectural Review Committee MEETING MINUTES

Meeting Date: April 15, 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 **5:33 p.m.** by J. **Wessling**

☑ Roll call was taken and a quorum was established.

Member Name	Present	Absent	Excused	Notes
Jeff **Buttermore**	✓			
Patricia **Callies**		✓		
Patrick **Gallagher**	✓			
Kate **Landauer**			✓	
Joe **Levin**			✓	
Al **Pelkowski**	✓			
Chris **Robinson**	✓			
Jeff **Rohr**	✓			
Open				
	5	**2**	**1**	

Also in attendance:

Woody **Bryant**, HRCA: Director of Community Improvement Services
Jayma **Wessling**, HRCA: Residential Improvement Coordinator
Caleb **Cameron**, HRCA: CIS Specialist
Booker **Lightman**, HRCA Resident, ARC Member Candidate
Paul **Lewis**, HRCA Resident regarding §IV.A
Cynthia & David **Fyke**, HRCA Residents regarding §IV.B

II. REVIEW OF MINUTES

A. The **April 01, 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
5	**0**	**0**

Notes: None.

      ii. Motion **PASSES**.

III. REVIEW OF TRIBUNAL HEARINGS

A. Staff noted that a Tribunal was scheduled for Thursday, April 16th regarding a recent ARC Conditional Approval (post-construction deck replacement and pergola cover). The ruling for that Tribunal should be issued by the Tribunal Officer before the next ARC Meeting.

IV. RESIDENTIAL APPOINTMENTS

A. **9452 Crestmore Way:** *Exterior Paint (Including Partial Brick Painting).*

a. **ACTION:**

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

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

a. Garage doors and trim (except around bay window) shall be SW 7594: Carraige Door.
b. Body and trim around bay window shall be SW 7004: Snowbound.
c. Brick shall not be painted and must remain in its natural state.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

iii. Motion **PASSES**.

B. **6754 Dutch Creek Street:** *Front Porch Extension (Deck Construction).*

NOTE: Agenda modified to include this application as a "Residential Appointment" to accommodate unscheduled homeowner attendance at meeting.

a. **ACTION:**

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

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

a. The homeowner shall install or restore landscape screening along the front façade sufficient to soften and partially screen the visual impact of the expanded structure, subject to staff field verification.
b. The use of the porch area shall remain consistent with a residential entry feature and shall not be used for storage or accumulation of materials visible from the street.
c. The porch extension shall be constructed in general conformance with the submitted plans and dimensions. No further expansion beyond that depicted in the submittal is permitted without additional ARC review and approval.
d. All materials, finishes, and colors shall match the existing home and porch, including decking, railing, and trim elements.
e. Existing railing shall be reused or replaced in kind to maintain visual consistency and minimize increased visual mass.
f. This approval does not waive or supersede any applicable local jurisdictional requirements. The homeowner is responsible for obtaining any required permits.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

iii. Motion **PASSES**.

V. NEW BUSINESS

A. **703 Emberglow Lane:** *Elk Statue Installation.*

a. **ACTION:**

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

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

a. This approval is limited to improvements within the boundaries of the subject lot. No access, use, or disturbance of adjacent property (including Backcountry Association Inc. open space) is authorized by this approval. The homeowner is solely responsible for obtaining any required permissions from third-party property owners.

b. The elk statue and relocated deer statue shall be installed in general conformance with the submitted exhibits, including the proposed pad locations and sizes.
c. The total number of ornaments on the property shall not exceed three (3), in accordance with RIGs §2.48.
d. Any areas disturbed during installation within the subject lot shall be restored to original or better conditions upon completion of work.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

iii. Motion **PASSES**.

B. **9287 Canyon Wren Court:** *Garage Door Replacement (Frameless Glass).*

a. **ACTION:**

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

a. The proposal does not meet the intent of RIGs §2.26 due to a lack of demonstrated neighborhood compatibility and inconsistency with established architectural patterns.
b. The proposed frameless, full-glass garage doors represent a material deviation from the prevailing garage door styles within the immediate cul-de-sac, which are predominantly solid-panel with only limited upper-panel glazing.
c. The full-height glazed, frameless design introduces a modern architectural treatment that is not consistent with the established residential character of the neighborhood.
d. As a prominent front-elevation element, the garage doors significantly influence the streetscape and are subject to a heightened standard of architectural compatibility, which the proposal does not meet.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

ii. Motion **PASSES**.

C. **9206 Gold Lace Place:** *Sport Court, Trampoline, Patio, Landscaping Installation.*

a. **ACTION:**

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

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

a. Setbacks: All improvements shall maintain a minimum seven (7) foot setback from all property lines unless otherwise explicitly approved by the ARC through a separate submittal.
b. Easements: Improvements within easements are installed at the homeowner's sole risk. The homeowner acknowledges that easement holders may access, remove, or damage improvements as necessary, and all repair or replacement costs are the homeowner's responsibility. Association approval does not grant permission to encroach into easements nor create liability for the Association.
c. Drainage: The existing drainage pattern conveying runoff along the side yard toward the front property line shall be maintained. No grading, hardscape, or landscape installation shall alter this pattern or direct water onto adjacent properties. The Association reserves the right to require corrective action if drainage impacts occur.
d. Patio / Future Structures: No pergola, gazebo, shade structure, or vertical element is approved under this submittal. Any future structure requires separate ARC approval.
e. Synthetic Turf: Turf installation shall comply with §2.42.E, including material standards and integration into the landscape plan.
f. Retaining Walls: Retaining walls shall not exceed submitted heights and shall not impact drainage or required setbacks.
g. Screening: Landscape screening as represented shall be installed and maintained to mitigate visual and use impacts to adjacent properties.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

iii. Motion **PASSES**.

D. **9159 Ironwood Street:** *Deck Replacement and Expansion.*

a. **ACTION:**

i. A Motion to **DENY (ELIGIBLE FOR RESUBMITTAL)** was made and seconded.

ii. **RESUBMITTAL FINDINGS AND REQUIREMENTS:**

a. Findings:

i. The proposed deck is generally consistent with the architectural character of the home.
ii. The overall deck size and configuration are proportionate to the lot and structure.
iii. The stair system, extending beyond the side plane of the home, is unacceptable.

b. Conditions:

i. The stair system shall be redesigned to eliminate projection beyond the side plane of the home and to avoid any encroachment into side-yard setback or easement areas.
ii. Revised plans depicting the relocated stair configuration, including property line dimensions, shall be submitted and may be reviewed and approved by Staff prior to construction.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**0**

Notes: None.

iii. Motion **PASSES**.

VI. STAFF COMMENTARY / COMMITTEE DISCUSSION

A. Staff introduced Booker Lightman and noted that his application to join the ARC would be considered by the Board of Directors at the April 21, 2026 Delegate/Board Meeting.

B. Staff noted that a Tribunal Hearing was scheduled in May to define the term "home," as used in the RIG's, specifically §2.31: Firewood.

VII. ADJOURNMENT

A. With no further business, the regular meeting **adjourned** at **6:19 p.m**.

VIII. APPROVAL OF THESE MEETING MINUTES

A. These minutes were reviewed by the Architectural Review Committee at the ??? Meeting.

a. **DISCUSSION:**

i. ???.

b. **ACTION:**

i. A Motion to **???** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
?	**?**	**?**

Notes: None.

ii. Motion **???**.

Development Review Committee MEETING MINUTES

Meeting Date: April 08, 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 5:58 p.m. by W. **Bryant**.

☑ Roll call was taken by W. **Bryant**, and a quorum was established.

Member Name	Present	Absent	Excused
Greg **Banks**	✓		
Michael **Burmeister**	✓		
Kyle **Matthews**	✓		
Erik **Okland**	✓		
Dawn **Vaughn**	✓		
Vacant			

☑ Also in attendance:

Woody **Bryant**, HRCA: Director of Community Improvement Services
John **Mezger**, HRCA: Commercial & Residential Technician
Aurom **Mahobian**, SKDesign Group (remote via: ZOOM)
Dave **Hieronymus**, DLH Architecture, LLC
Branson **Stewart**, Cherry Hills Community Church
Jim **Hendricks**, Cherry Hills Community School
Booker **Lightman**, Resident

II. PREVIOUS BUSINESS

A. **Review of December 10, 2025 DRC Meeting Minutes**.

a. **DISCUSSION**:

i. Nothing of consequence.

b. **ACTION**:

i. A motion was made to **APPROVED AS PRESENTED** the December 10, 2025 Meeting Minutes by D. **Vaughn**, seconded by G. **Banks**.

VOTE TALLY		
Concur	Dissent	Abstain
5	**0**	**1**

Notes: Kyle **Matthews** was not in attendance at the 12/20/2025 Meeting.

ii. Motion **PASSES.**

III. NEW BUSINESS

A. **Cherry Hills Community School, Athletic Field** (3900 Grace Boulevard).

a. Summary of Proposal.

i. The submittal proposes improvements to an existing athletic field to replace a substandard, east-west oriented natural grass field with a full-size, north-south oriented 100-yard multi-purpose synthetic turf field designed to support football, soccer, and lacrosse programs, while also removing existing unsightly site conditions such as an abandoned roller hockey rink and storage materials.

ii. The proposal does not include new lighting, bleachers, buildings, or increased traffic, and is framed as an upgrade to existing facilities rather than an expansion of use or intensity

b. Staff presentation by W. **Bryant**.

i. Reference: StaffReview&FindingsMemo.pdf and StaffPresentation_CHCC-SAthleticField.....pttx

c. Applicant presentation by D. **Hieronymus**.

i. Reference: facing west.pdf and Updated CHCC Multipurpose Rendering.pdf

d. **DISCUSSION**:

i. During the meeting, the Committee asked several clarification questions (e.g., drainage, planned use of field, field striping, access, earthwork, location of field vis-à-vis planned "natural grass" field, landscaping), which were addressed to the Committee's satisfaction.

ii. The Committee was concerned that an Accessible Path was not shown on the plans.

1. D. **Hieronymus** noted that there is an existing path from the parking lot to the existing field; however, it's currently being impacted as part of the Mana Ministry's Building Project. The design team agreed that the path should be shown on the plans to ensure ADA Accessibility is provided.

e. **ACTION:**

i. A motion was made by M. **Burmeister** that proposal be **APPROVED WITH CONDITIONS**. Seconded by G. **Banks**.

ii. APPROVAL CONDITIONS:

1. The planned ADA Accessible Path be shown on the Site Improvement Plans.
2. The synthetic turf installation shall be completed in substantial conformance with the submitted specifications (Allsport XP or equivalent commercial-grade system), ensuring durability, drainage, and visual quality consistent with the submittal.
3. The applicant shall maintain the field and surrounding area in a clean and orderly condition, including removal of any outdoor storage, debris, or previously identified site clutter.
4. Should documented impacts, including neighbor concerns related to glare, noise, or operational intensity, materially exceed those represented in the application, the DRC reserves the right to require reasonable mitigation measures.
5. This approval is limited to the scope as presented, specifically excluding field lighting, bleachers, amplified sound systems, or additional vertical improvements. Any such future additions shall require separate DRC review and approval.
6. Future modifications to the approved scope or documented changes in operational intensity may be subject to additional review, and the DRC reserves the right to require reasonable mitigation measures if conditions materially change.

VOTE TALLY		
Concur	Dissent	Abstain
6	**0**	**0**

Notes: None.

iii. Motion **PASSES**.

IV. NON-AGENDA RESIDENT COMMENTS

A. No "Non-Agenda Resident Comments" were offered.

V. STAFF COMMENTARY

A. No "Staff Commentary" was provided.

VI. ADJOURNMENT

A. With no further business, a motion was made by K. **Matthews** to adjourn the meeting. Seconded by M. **Burmeister**.

VOTE TALLY		
Concur	Dissent	Abstain
6	**0**	**0**

Notes: None.

B. Motion **PASSES**. The **meeting was adjourned** at 7:05 p.m.

VII. APPROVAL OF THESE MEETING MINUTES

A. These minutes were reviewed during the _______________ DRC Meeting.

a. A motion was made by _________, seconded by ____________ to _________________.

VOTE TALLY		
Concur	Dissent	Abstain
??	**??**	**??**

Notes: None.

b. Motion **PASSES.**

Board of Directors 501c3 Special Quarterly

5.19.2026

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 February 17, 2026
- Approval of the 2026 1st Quarter Financial Statements for HRCAA, HRCSF, HRBCEF

V. Additional Business

VI. Adjournment

Board of Directors 501c3 Special Quarterly

Minutes from February 17, 2026

HIGHLANDS RANCH COMMUNITY ASSOCIATION

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

Conclusions:

The meeting was called to order at 7:16 p.m.

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

Conclusions:

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

Agenda item: Proof of Notice of Meeting **Presenter:** Dan Brown

Conclusions:

Dan Brown 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 November 18, 2025.
- Approval of the 2025 4th Quarter Financial Statements for HRCAA, HRCSF, and HRBCEF.
- Approval of the 2026 Budgets for HRCAA, HRCSF, and HRBCEF.

Conclusions:

A motion was made by Leo Stegman and seconded by Todd Landgrave 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 Todd Langrave. The 501c3 Board of Directors Special Quarterly Meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Jim Allen, Secretary