Meeting of the Delegates

6.16.2026
Southridge – Wildcat

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Agenda

I.	Call to Order	6 p.m.
II.	Pledge of Allegiance	6:01 p.m.
III.	Roll Call/Establishment of Quorum	6:03 p.m.
IV.	Proof of Notice of Meeting	6:05 p.m.
V.	Approval of the Meeting Minutes of Action from the May 19, 2026 Meeting of the Delegates	6:08 p.m.
VI.	Member Forum | *Three-minute time limit*	6:10 p.m.
VII.	Board of Directors Report | *Monica Wasden*	6:20 p.m.
VIII.	Director Comments	6:25 p.m.
IX.	General Manager Report | *Mike Bailey*	6:30 p.m.
X.	Department Updates • Sports & Fitness, *Chad Mejia*	6:35 p.m.
XI.	Continued Business	6:40 p.m.
XII.	New Business	6:45 p.m.
XIII.	Delegate Forum | *Three-minute time limit*	6:50 p.m.
XIV.	Adjournment	7 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, July 21, 2026.

Meeting of the Delegates Minutes

Minutes from May 19, 2026

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Agenda

Agenda item:	Call to Order	Presenter:	Monica Wasden

President Wasden called the meeting to order at 6:03 p.m.

Agenda item:	Pledge of Allegiance	Presenter:	Monica Wasden

President Wasden led the meeting in the Pledge of Allegiance.

Agenda item:	Scholarship Recipient Award Ceremony	Presenter:	

The HRCA Board of Directors and the Douglas County Community Foundation Board presented the awards to the 2026 scholarship recipients.

Agenda item:	Guest Speaker – Commissioner Van Winkle & Douglas County Public Works	Presenter:	Multiple

The guest speakers provided an update. Within their presentation:

- Information regarding the transportation future within Douglas County.
- An update regarding completed 2025 construction projects and what projects are in store for 2026.
- Highlights on some of the larger projects affecting Douglas County and Highlands Ranch residents.
- Information regarding 2026 drainage improvement projects.
- A longer forecast of proposed contract maintenance projects throughout 2028.
- An update regarding the Highlands Ranch Fiber Project Update
- Time was allotted for Q & A

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

Conclusions:

A quorum was established: 24,233 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 April 21, 2026 Meeting	Presenter:	Monica Wasden

Conclusions:

The April 2026 minutes were approved — motioned by Elizabeth Strock, District 16 and seconded by Dennis Epperly, District 2. Motion carried.

Agenda item:	Member Forum	Presenter:	Members

Nate Marsh | 424 Spring Grove: Shared with Delegates about his campaign and that he has observed that HRCA and Highlands Ranch is great at being neighborly. Thanked HRCA for all the work they do.

Representative Bob Marshall | 2 Jack Rabbit: Provided an update regarding the end of the legislative session. He provided information regarding a few bills that were introduced during the sessions, including the Front Range passenger rail project, the Commissioner bill, the hospital bill, a vehicular homicide bill and others. He shared information regarding his Town Hall on 5/26 at 6 p.m. at the HR Library.

Patty Moore | 1663 Brookside Drive: Representing the 3 to 5 Initiative working to change the number of commissioners in Douglas County from 3 to 5 commissioners. She shared information about the organization and the hope of having better representation in Douglas County.

Agenda item:	Board of Directors Report	Presenter:	Monica Wasden

President Wasden shared information regarding the cancellation of the 4th of July Fireworks shows and the plans in lieu of the fireworks. She then shared information regarding CEO/General Manager Mike Bailey receiving the 2026 Nico March Hero of Community Management Award. This award recognizes exceptional community management professionals whose leadership, service, and commitment have made extraordinary and lasting impacts on the communities and people they serve. General Manager Bailey said a few words thanking the Delegate body and Board of Directors.

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

Todd Landgrave: Thanked Sarah Corboy and her team for doing a fantastic job at Clear the Clutter.

Jim Allen: Mentioned how often his family has been able to use The Link free ride system, and that it has been a wonderful addition to the community. He also shared that he had the privilege to go on a turkey hunt and how thankful he was to see the Backcountry space, and that he hopes to continue preserving this open space.

Agenda item:	General Manager Report	Presenter:	Mike Bailey

General Manager Bailey presented a report. Within the report he:

- Reminded Delegates about the upcoming Delegate Tour and Orientation on Thursday, May 28.
- Thanked staff for their efforts on the scholarship process and reception.
- Introduced Mark Giebel to provide an update on the Pine Beetle.
    - Mark Gibel shared an update on the Pine Beetle Outbreak in the Backcountry. He provided information on identifying Pine Beetle infected trees and mitigation efforts that are underway.

Agenda item:	Department Updates - Events	Presenter:	Sarah Corboy

Sarah Corboy, Events Manager, provided an update on HRCA Events. This included statistics on Clear the Clutter, which was held Saturday, May 16. Sarah provided a snapshot of events and programming. She gave statistics regarding 2025 in review, including event attendance, and Highlights since the last Delegate update in August. Lastly, Sarah shared information about the upcoming events this summer include the 4th of July festivities, Friday Night Market, and Colorado 150.

Agenda item:	Continued Business

None

Agenda item:	New Business	Monica Wasden

Dennis Epperly, District 2: Shared regarding Clear the Clutter and his personal experience of not being able to dispose of his waste. Dennis requested to make a motion to the Directors to say that if we have an event that goes till a certain time, that they ensure it goes by the time that is advertised, and that the Directors review contracts to ensure this happens. Andy Jones, District 25, asked if Dennis would change this motion to a recommendation and Dennis obliged.

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

Kiel Downing | District 111: His HOA noticed a lack of covenant enforcement and the sub-association is considering hiring a 3rd party to crack down on enforcement. General Manager Mike Bailey recommended he speak with Woody Bryant to discuss a heaver covenant enforcement concentration in his neighborhood.

Andy Jones | District 25: Shared he is greatly impacted and thankful for this great community. On Monday May 25, at 11:30 at Civic Green Park HRMD is hosting a Memorial Day Ceremony. He invited all Delegates and veterans to attend.

Pattie McGuinness | District 112: Shared her concerns that there was not a more thorough report to the Delegates regarding the April Board vision retreat. She shared that the Delegates want to be a part of the process and that after her request to the Board during the April meeting for more information she still feels there is lack of transparency. General Mike Bailey shared regarding the process of the Vision Retreat and that staff are still working through the numbers to be able to present information thoroughly to the Delegates prior to the budgeting season.

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

Conclusions:

Motioned by Laura Eicher, District 80 and seconded by Eric Eicher, District 15. The Meeting of the Delegates was adjourned to 7:53 p.m.

Respectfully submitted,

____

Jim Allen, Secretary

DISTRICT DELEGATE ROLL CALL

MEETING DATE : May 19, 2026

RECORD DATE: May 19, 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)			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			166	-	-	-	-	-	-
18	JAY SAGE			318	-	-	-	-	-	-
20	JEAN REHNKE			208	-	-	-	-	-	-
21	ANDREW CURRIER			189	-	-	-	-	-	-
22	BRYAN WALSH *			132	-	-	-	-	-	-
23	MICHAEL MEEHAN			142	-	-	-	-	-	-
24	CONNIE ROSEL *	X		83	83	-	-	-	-	-
25	ANDY JONES	X		438	438	-	-	-	-	-
26	JOHN MEZGER	X		183	183	-	-	-	-	-
27	KYLE ANHORN	X		242	242	-	-	-	-	-
28	BRYAN WALSH *			48	-	-	-	-	-	-
30	JOE AHLGRIM (Timberline)			368	-	-	-	-	-	-
40	FRANK IMPINNA *	P		368	-	368	-	-	-	-
41	FRANK IMPINNA *	P		366	-	366	-	-	-	-
49	BETHANY KOCH	X		291	291	-	-	-	-	-
50	LINDA MALLETTE (Gleneagles)			345	-	-	-	-	-	-
51	SID BASU	X		253	253	-	-	-	-	-
52	CLINTON CAVE	P		234	-	234	-		-	-
53	SHARYN LANDIS			171	-	-	-	-	-	-
60	PATRICIA CALLIES	P		181	-	181	-	-	-	-
61	JEFF ROHR	X		105	105	-	-	-	-	-
62	KIM HARP			197	-	-	-	-	-	-
63	KATHY LANDGRAVE	X		51	51	-	-	-	-	-
64	RUSSELL KING	X		130	130	-	-	-	-	-
65	DON WOODLAND			96	-	-	-	-	-	-
66	JEFF ROHR	X		224	224	-	-	-	-	-
68	LISA ARROYO			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	X		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	LAURA MUTTON	X		20	20	-	-	-	-	-
82	KURT HUFFMAN	P		778	-	778	-	-	-	-
83	ANDY NATALIE	X		180	180	-	-	-	-	-
84	JESSICA ALLEN	X		705	705	-	-	-	-	-
85	DEBORAH SPICER	X		784	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	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	X		617	617	-	-	-	-	-
95	TOM HALL (Coventry Ridge)	X		56	56	-	-	-	-	-
96	VACANT (Highwoods HOA)			104	-	-	-	-	-	-
97	PATRICIA CALLIES	P		336	-	336	-	-	-	-
98	V RUTH HANSEN (Sundance @ Indigo Hill)			225	-	-	-	-	-	-
99	MICHAEL PETRUCCELLI (Carlyle Park)	X		213	213	-	-	-	-	-
100	GAIL FRANCES	X		177	177	-	-	-	-	-
101	PATRICIA CALLIES*	P		111	-	111	-	-	-	-
102	DANIELLE D'ANDREA	X		202	202	-	-	-	-	-
103	JAC LEBBS	P		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)	X		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	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	MIKE MROZOWICZ (Palomino Park)			523	-	-	-	-	-	-
	TOTAL			31,934	19,648	4,585	-	-	-	-
	QUORUM 50% +1			*15,968*				*24,233*	*66%*	

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*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

6.16.2026
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 May 2026
- Approval of the Finance Committee Minutes from April 2026
- Approval of the Architectural Review Committee Minutes from May 2026
- Approval of the Reappointment of Finance Committee Members
- Approval of the Reappointment of Architectural Review Committee Members
- Approval of the Reappointment of Design Review Committee Members

V. Member Forum

VI. Director Comments

VII. Committee Reports

- Delegate Meeting
- Finance Committee: Review and approval of the May 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 May 19, 2026

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

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

Conclusions:

The meeting was called to order at 8:05 p.m.

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

Conclusions:

A quorum was established. Directors Monica Wasden, Dan Brown, Jim Allen, Leo Stegman and Todd Landgrave 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 April 2026
- Approval of Finance Committee Minutes from March 2026
- Approval of Architectural Review Committee Minutes from April 2026
- Approval of Design Review Committee Minutes from April 2026
-

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

Jim Allen: Thanked staff for the scholarship reception.

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

Discussions:

Delegate Meeting: None

Finance Committee: Brice Kahler presented the April 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 Leo Stegman and seconded by Todd Landgrave to approve the April 2026 Finances. Motion carried.

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

Discussions:

General Manager Mike Bailey commented on the following:

- Thanked the General Manager and Board President from Ken Caryl for attending.
- Thanked Mark Giebel and his efforts on the Pine Beetle and his work in the Backcountry.
- Thanked Brice Kahler and Mark Gunther for examining insurance coverages.
- Thanked Cammie Ellis for her work on the HRIS payroll migration to Paycor.
- Thanked all staff, including covenants and staff overseeing the scholarship.

Agenda item: Continued Business

None

Agenda item: New Business

Dan Brown: SCFD has asked if they can use the auditorium at Southridge to have a town hall. Dan thanked staff, specifically Brice Kahler, for helping him answer questions.

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

None

Agenda item:: Adjournment Monica Wasden

Conclusions:

The Board of Directors Meeting was motioned to adjourn by Dan Brown and seconded by Leo Stegman. Motion carried. Meeting adjourned at 8:16 p.m.

Respectfully submitted,

Jim Allen

Minutes

April 20, 2026 Finance Committee Meeting
Highlands Ranch Community Association, Inc.
Eastridge Recreation Center

FC Members Present:

Michael Flower
Shane Callahan
Erik Vaska
Doug MacLeod
Alex Gorjidooz

FC Members Absent:

Ron Welk
Jennifer Harris

Staff Members Present:

Brice Kahler, CFO
Emily Arnold, Controller

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. The Finance Committee reviewed the March 23, 2026 Finance Committee meeting minutes.

   A motion was made to accept the March 23, 2026, HRCA Finance Committee meeting minutes as presented. The motion was approved unanimously.

   Motion: Michael Flower Second: Shane Callahan

3. The Finance Committee next reviewed and discussed the March 31, 2026, HRCA Financial Statements. The actual to budget favorable/unfavorable variances were identified, explained, and discussed for consolidated financials and each operating fund. HRCA had a strong first quarter. Consolidated revenues are up $85K or 1.0% over budget; consolidated expenses are down $34K or 0.4% to budget. YTD capital expenditures total $693K and includes remaining costs of rust mitigation project. Individual program performance for aquatics, arts & education, backcountry, and sports & fitness programs were discussed.

   A motion was made that the HRCA Finance Committee accept the March 31, 2026, Highlands Ranch Community Association Financial Statements. The motion was approved unanimously.

   Motion: Erik Vaska Second: Doug MacLeod

4. The Finance Committee next reviewed the Q1 2026 Highlands Ranch Community Association 501(c)3 Financial Statements. Actual to budget variances and sources of funding were discussed for Highlands Ranch Cultural Affairs Association, Highlands Ranch Scholarship Fund, and Highlands Ranch Backcountry Conservation and Education Fund / Backcountry Wilderness Area Fund combined. HRBWAF is off to a great start with a successful auction. With uncertain SCFD funding, HRCA will be making a donation to cover the summer concert series in HRCAA.

   A motion was made to recommend that the HRCA Finance Committee accept the Q1 2026, 501(c)3 Financial Statements. The motion was approved unanimously.

   Motion: Michael Flower Second: Shane Callahan

5. Brice Kahler presented the Q1 2026 Investment overview. We currently have $20M in cash and cash equivalents. We've begun laddering investment maturities into 2028 and 2029 to support anticipated cash needs. We are opening E-Trade accounts to accommodate stock or other securities donations in our 501c3s.

With no further business, the meeting was adjourned.

Respectfully Submitted,

Emily Arnold, Controller

Architectural Review Committee MEETING MINUTES

Meeting Date: May 06, 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 **5:29 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**	✓			
Booker **Lightman**	✓			
Al **Pelkowski**	✓			
Chris **Robinson**			✓	
Jeff **Rohr**	✓			
	8	**0**	**1**	

Also in attendance:
Woody **Bryant**, HRCA: Director of Community Improvement Services
Jayma **Wessling**, HRCA: Residential Improvement Coordinator

II. REVIEW OF MINUTES

A. The **April 15, 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
4	**0**	**4**

Notes: Four members abstained from voting: Three were not present and one was appointed after the 04/16 meeting.

    ii. Motion **PASSES**.

III. REVIEW OF TRIBUNAL HEARINGS

A. One tribunal was held and a negotiated settlement was reached.
B. Four tribunals are scheduled for May, two are ARC decision related: decorative arbor/pergola over garage doors, commercial vehicle (ladders on roof).

IV. RESIDENTIAL APPOINTMENTS

A. None.

V. NEW BUSINESS

A. **621 Walden Court:** *Exterior Paint (Full Repaint).*

a. **ACTION:**

i. **DENY** was made and seconded.

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

Notes: None.

ii. Motion **PASSES**.

B. **1023 Mulberry Lane:** *Side-Yard Walkway (Setback Variance Request).*

a. **ACTION:**

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

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

a. Minimum Clear Width: The walkway shall maintain an unobstructed clear width of thirty-six inches (36") at all points, including at the fireplace projection.
b. Setback Variance: The walkway is approved at a reduced setback from the property line to allow a consistent, parallel alignment along the fence/property line. The property-line side of the walkway shall include the required curb/flowline described below, and the interior edge of the walkway may vary as necessary to maintain the required clear width around existing structural projections. No portion of the walkway or curb shall encroach onto adjacent property.
c. Curb Requirement: A continuous curb shall be installed along the property line side of the walkway, consisting of a minimum three-inch (3") vertical face and three-inch (3") width, to create a defined flowline.
d. Cross Slope: The walkway shall be constructed with a maximum cross slope of two percent (2%), directed toward the curb/flowline along the property line.
e. Drainage Control: Runoff from the walkway shall be contained and conveyed within the subject property and shall discharge toward the front or rear yard, as applicable. Runoff shall not be directed onto adjacent property.
f. Running Slope: The running slope of the walkway shall follow existing grade conditions and shall not create concentrated discharge points toward the adjacent property.
g. Verification: Staff may require a revised plan or field verification to confirm compliance with these conditions prior to final approval.

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

Notes: None.

iii. Motion **PASSES**.

C. **1551 Meyerwood Lane:** *In-Ground Pool Installation.*

a. **ACTION:**

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

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

a. Jurisdictional Compliance: All improvements, including the pool, decking, retaining walls, and equipment, shall demonstrate compliance with all applicable Douglas County zoning requirements, including required rear and side yard setbacks. No encroachment into required setbacks is permitted unless approved through the appropriate jurisdictional process.
b. Easement Protection: No portion of the pool, decking, retaining wall, or associated improvements shall be located within a recorded utility or drainage easement. Improvements constructed within easement areas are subject to removal and are undertaken at the homeowner's sole risk.
c. Verified Setback Compliance (Revised Plan Required): Prior to construction, the homeowner shall submit a revised, dimensioned site plan demonstrating that the pool shell, decking, and all associated improvements are located outside of required setback areas and do not encroach into any recorded easements.

i. The plan shall include clearly labeled distances from all property lines and easement boundaries.
ii. The Association reserves the right to require a certified improvement survey or equivalent documentation if necessary to confirm compliance.
iii. If the current layout cannot meet these requirements, the pool and associated improvements shall be relocated accordingly, including shifting the pool further toward the residence as necessary to achieve compliance.

d. Retaining Wall Documentation: Final plans shall include material specifications, height confirmation, and general construction details for all retaining walls. Walls shall not adversely impact drainage or encroach into required setbacks or easements.
e. Drainage: Existing drainage patterns shall be maintained. The installation of the pool, decking, and retaining wall shall not result in ponding or the discharge of runoff onto adjacent properties. The Association may require corrective action if drainage impacts are observed.
f. Pool Equipment Screening: All pool equipment shall be fully screened from view of adjacent properties. Screening materials shall be compatible with the home and integrated into the overall design. The location of equipment may be subject to relocation if deemed unnecessarily visible or intrusive.
g. Pool Safety Barrier: All required pool safety barriers shall comply with applicable building code requirements. Open-rail fencing does not constitute an approved barrier unless modified to meet code.

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

Notes: None.

iii. Motion **PASSES**.

D. **2024 Chesapeake Lane:** *Sport Court Expansion, Patio, and Landscape Modifications*.

a. **ACTION:**

i. A Motion to **APPROVE WITH CONDITIONS** and **DENY (IN PART)** was made and seconded.

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

a. Sport Court Limitation: The existing sport court may remain in its current configuration; however, no expansion, infill, reconfiguration, or modification that increases the size, usability, or intensity of use within the required seven-foot setback is permitted.
b. Tree Preservation: The mature evergreen tree adjacent to the sport court shall be preserved. Removal is not approved under this submittal.
c. Artificial Turf: Artificial turf installation shall comply with RIGs §2.42.E and be limited to the area shown, subject to staff verification that it does not dominate the yard or conflict with required setbacks and remains integrated with surrounding landscape elements.
d. Patio and Outdoor Kitchen: The rear patio, fire pit, and outdoor kitchen are approved as presented, subject to compliance with all applicable drainage and construction standards.
e. Hot Tub Compliance: The existing hot tub may remain in its current location; however, if relocated or otherwise modified, including electrical work, it must be brought into compliance with current setback requirements.

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

Notes: None.

iii. Motion **PASSES**.

E. **2478 Bitterroot Place:** *Louvered Pergola with Retractable Screens*.

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**.

F. **3015 Deer Creek Drive:** *Front/Side Yard Patio and Pergola.*

a. **ACTION:**

i. A Motion to **APPROVE (IN PART)** and **DENY (IN PART)** was made and seconded.

ii. **ADVISEMENT TO APPLICANT:**

a. Patio: Approved as presented.
b. Pergola: Denied as presented.
   i. The homeowner/applicant may submit a revised pergola design for future ARC consideration.
   ii. Any resubmittal should demonstrate materials, scale, and construction consistent with a permanent pergola structure and the intent of RIGs §2.35.

VOTE TALLY		
Concur	Dissent	Abstain
8	0	0

Notes: None.

iii. Motion **PASSES**.

G. **3770 White Bay Drive:** *Covered Outdoor Structure and Patio.*

a. **ACTION:**

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

ii. **REQUIRED CURE:**

a. The unapproved patio slab and any associated improvements shall be removed or modified as necessary to achieve compliance with all applicable Residential Improvement Guidelines, including required setbacks from property lines and avoidance of recorded easement areas.
b. No covered structure, including posts, caissons, or associated features, may be constructed in the proposed location unless and until a revised application demonstrating full compliance with setback requirements and easement restrictions is submitted and approved.
c. Any future submittal shall include a dimensioned site plan clearly identifying property lines, easement boundaries, and the location of all proposed improvements.
d. Any improvements located within a recorded easement are subject to removal and may not be approved absent written authorization from the easement holder

VOTE TALLY		
Concur	Dissent	Abstain
8	0	0

Notes: None.

iii. Motion **PASSES**.

H. **9818 Arthur Lane:** *Front Deck and Pergola Addition.*

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**.

I. **10654 Wynspire Way:** *Front Yard Artificial Turf Installation.*

a. **ACTION:**

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

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

a. Side Yard Variance (South Side Only): Artificial turf may extend to the south property line only due to the existing adjacent condition.
   i. The existing edger at the property line must remain and be maintained.
   ii. The color of the proposed turf must reasonably match the color of the neighbor's turf (hatch height may vary).
b. Turf Coverage Limitation: The overall design shall be modified as necessary to ensure that artificial turf does not visually or functionally dominate the front yard and remains subordinate to planting areas and other landscape elements.

c. Planting Requirement / ColoradoScape Integration: Planting areas shall be of sufficient size, spacing, and distribution to create a visually balanced and integrated landscape composition.
d. General Compliance: All artificial turf installation shall meet all remaining requirements of RIGs §2.42.E, including materials, installation, and integration into the overall landscape plan.

VOTE TALLY		
Concur	Dissent	Abstain
7	**1**	**0**

Notes: Dissenting member felt that the applicant should be required to adhere to the required two-foot offset requirement, regardless of the neighbor's non-compliant installation, and disagreed with the side yard variance.

iii. Motion **PASSES**.

VI. STAFF COMMENTARY / COMMITTEE DISCUSSION

A. None.

VII. ADJOURNMENT

A. With no further business, the regular meeting **adjourned** at **6:35 p.m**.

VIII. APPROVAL OF THESE MEETING MINUTES

A. These minutes were reviewed by the Architectural Review Committee at the May 20, 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
4	**0**	**1**

Notes: Abstaining member was not present at the May 06, 2026 Meeting.

    ii. Motion **PASSES**.

Architectural Review Committee MEETING MINUTES

Meeting Date: May 20, 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 **5:29 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**			✓	
Booker **Lightman**	✓			
Al **Pelkowski**	✓			Arrived @ §IV.B
Chris **Robinson**	✓			
Jeff **Rohr**		✓		
	6	**1**	**2**	

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 **May 06, 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
4	0	1

Notes: Abstaining Member was not present at the May 06, 2026 ARC Meeting.

      ii. Motion **PASSES**.

III. REVIEW OF TRIBUNAL HEARINGS

A. Five Tribunals scheduled for Thursday May 21st. Two are ARC Decision Related: 2167 Gold Dust Lane (Denial of Commercial Work Van w/Roof Top Ladders), 10045 Ridgefield Lane (Denial of Front

Elevation Decorative Arbor/Pergola Structure - Over Garage Door Application). The other three are non-ARC related cases. Results of the ARC related Tribunals will be presented at the June 17th ARC Meeting.

IV. RESIDENTIAL APPOINTMENTS

A. None.

V. NEW BUSINESS

A. **322 Rose Finch Circle:** *Twig/Branch Tree-Ring Enclosure.*

a. **ACTION:**

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

ii. **REQUIRED CURE TO IMPROVEMENT CONSTRUCTED WITHOUT APPROVAL:**

a. The homeowner shall remove the twig/branch enclosure from around the front-yard tree.
b. The homeowner may maintain a conventional mulch bed, planting bed, or tree ring around the tree, provided it is maintained in a neat and finished condition.
c. If the homeowner wishes to install a replacement tree-ring enclosure or border, the replacement shall consist of a more durable, permanent, and visually compatible landscape material, such as stone, masonry, paver edging, metal landscape edging, or another material approved by the ARC.
d. Any replacement enclosure or border shall be maintained in good condition and shall not create an unkempt, deteriorated, or temporary appearance.

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

Notes: None.

iii. Motion **PASSES**.

B. **1904 Chesapeake Lane:** *Pondless Waterfall & Stream Feature.*

a. **ACTION:**

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

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

a. The pondless waterfall and stream feature shall be installed substantially as submitted, using natural boulders, cobble, river rock, gravel, and concealed liner/reservoir components.
b. The feature shall remain a pondless, closed-loop recirculating system and shall not discharge water onto adjacent property, into the greenbelt, or into any drainage facility.
c. The feature shall not create standing or stagnant water, mosquito breeding conditions, erosion, ponding, odor, or drainage impacts.
d. All pump, reservoir, liner, electrical, and mechanical components shall be concealed from view to the extent practicable and installed in compliance with applicable code requirements.
e. The feature shall be maintained in good condition at all times, including maintenance of rock placement, liner concealment, pump operation, reservoir function, and surrounding landscape materials.
f. If the water feature is discontinued, shut off long-term, or no longer maintained as an operating water feature, it shall be maintained as an integrated dry-stream/rockscape feature and shall not be allowed to become deteriorated, exposed, displaced, or unfinished.
g. Any lighting, if included or later added, shall be low-profile, shielded, and subject to all applicable Residential Improvement Guidelines.

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

Notes: None.

iii. Motion **PASSES**.

C. **7271 Palisade Drive:** *Paver Driveway Replacement.*

a. **ACTION:**

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

ii. **DENIAL FINDINGS:**

a. The submittal does not provide sufficient construction detail to confirm that the paver driveway will be installed to a standard appropriate for vehicular use.
b. The application does not identify subgrade preparation, base depth, edge restraint, drainage slope, compaction, or transition details necessary to evaluate long-term driveway performance.
c. The proposed paver driveway is visually distinct from typical driveway treatments in the immediate neighborhood and may not provide sufficient consistency with the surrounding streetscape.
d. Without additional installation detail, the proposed improvement may create future concerns related to settlement, displacement, drainage, edge failure, or long-term maintenance.

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

Notes: None.

iii. Motion **PASSES**.

D. **9202 Gold Lace Place:** *Rear Yard Patio & Landscape Installation.*

a. **ACTION:**

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

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

a. Prior to installation, the homeowner shall submit a complete rear-yard site plan showing the full limits and dimensions of all proposed concrete patio areas, steps, paver steppers, rockscape, cobble, mulch, planting beds, trees, shrubs, and other landscape elements.
b. The final plan shall clearly identify the existing/required drainage swale alignment and shall demonstrate that the swale will remain functional after installation.
c. The proposed improvements shall not fill, block, flatten, obstruct, redirect, or concentrate flow within the existing drainage swale.
d. Finished grading shall maintain positive drainage through the rear yard and shall not create ponding, erosion, or discharge of runoff onto adjacent properties in a manner inconsistent with the approved drainage pattern.
e. All concrete, paver, and hardscape improvements shall be located a minimum of two feet (2') from all property lines unless otherwise specifically approved by the ARC.
f. The final landscape plan shall include sufficient live plant material to create a balanced landscape composition and shall not result in a rear yard dominated by concrete, rock, cobble, or granite.
g. Rockscape and cobble areas shall be integrated into the overall landscape plan and shall comply with RIGs §3.9, including limitations on large expansive areas of rock coverage.
h. Any required modification to the approved grading, drainage swale, or drainage pattern shall be the homeowner's responsibility and may require review or approval by the applicable jurisdiction.
i. All landscape and hardscape areas shall be maintained in good condition, including replacement of dead plant material, control of weeds, maintenance of mulch/rock areas, and correction of any settlement, ponding, erosion, or drainage impacts.

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

Notes: None.

iii. Motion **PASSES**.

E. **9622 Sterling Drive:** *Garage/Storage Addition*.

a. **ACTION:**

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

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

a. The addition shall be constructed in accordance with the updated, dimensioned plot plan demonstrating compliance with the required 16.5-foot garage-front setback, 11.5-foot dwelling-front setback, 5-foot side setbacks, and 20-foot rear setback.
b. The addition shall be constructed substantially in accordance with the updated plot plan and approved architectural materials. No expansion, relocation, or alteration of the approved footprint is permitted without further ARC review and approval.
c. The homeowner shall obtain all required Douglas County permits and approvals prior to construction.
d. The addition shall match or closely complement the existing residence in roof form, roof shingles, siding, brick, trim, paint, windows, and overall architectural detailing.
e. The garage door shall match or closely complement the existing garage doors in material, color, panel style, window configuration, and overall appearance.
f. If any submitted rendering, elevation, or materials board conflicts with the existing home or final approved design, the final construction shall conform to the ARC-approved materials and conditions.
g. Drainage from the addition, including roof runoff, downspouts, and grading changes, shall be managed on the subject property and shall not adversely impact adjacent properties.
h. The homeowner shall identify whether any existing tree will be removed or impacted by construction. If the existing front-yard tree is to remain, construction activity shall avoid unnecessary disturbance within the tree dripline/root zone. No material storage, equipment staging, soil stockpiling, or unnecessary excavation shall occur within the dripline to the extent practicable.
i. If the existing front-yard tree is damaged or removed as part of construction, the homeowner shall submit a replacement landscape plan for Staff review.
j. Any exterior lighting associated with the addition shall comply with applicable Residential Improvement Guidelines and shall not create glare onto adjacent properties

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

Notes: None.

iii. Motion **PASSES**.

VI. STAFF COMMENTARY / COMMITTEE DISCUSSION

A. None.

VII. ADJOURNMENT

A. With no further business, the regular meeting **adjourned** at **5:58 p.m**.

VIII. APPROVAL OF THESE MEETING MINUTES

A. These minutes were reviewed by the Architectural Review Committee at the June 03, 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**	**3**

Notes: JB, JL, and JR were not present at the May 20th meeting and abstained from voting.

ii. Motion **PASSES**.

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Finance Committee Renewal Applications

Name	Last Renewal
Erick Vaska	**May, 2025**
Jennifer Harris	**May, 2025**
Doug Macleod	**Oct, 2025**
Michael Flower	**May, 2025**
Ron Welk	**May, 2025**
Shane Callahan	**May, 2025**

CURRENT ARC Member Information

	Name	Date 1st (or Reappoinment)	Last Renewal
1	Jeff **Buttermore**	Apr, 2024	**May, 2025**
2	Patricia "Patty" **Callies**	Feb, 2024	**May, 2025**
3	Patrick **Gallagher**	May, 2025	**May, 2025**
4	Kate **Landauer**	Apr, 2024	**May, 2025**
5	Joe **Levin**	May, 2025	
6	Booker **Lightman**	April, 2026	
7	Al **Pelkowski**	April, 2026	
8	Chris **Robinson**	May, 2025	
9	Jeff **Rohr**	Mar, 2022	**May, 2025**

CURRENT DRC Member Information

	Name	Date 1st (or Reappoinment)	Last Renewal
1	Greg **Banks**	< Jan, 2022	**May, 2025**
2	Michael **Burmeister**	Mar, 2022	**May, 2025**
3	Kyle **Matthews**	May, 2023	**May, 2025**
4	Erik **Okland**	Dec, 2023	**May, 2025**
5	Jason **Pickett**	May, 2025	
6	Dawn **Vaughn**	1st circa 2009 Reaptt 6/2024	**May, 2025**
7			
8			
9			