

Meeting of the Delegates

8.18.2026

Southridge – Wildcat



**HIGHLANDS
RANCH**
COMMUNITY ASSOCIATION

Agenda

- | | | |
|-------|--|-----------|
| I. | Call to Order | 6 p.m. |
| II. | Guest Speaker, <i>Nancy Gedeon, Demographer</i> | 6:01 p.m. |
| III. | Pledge of Allegiance | 6:21 p.m. |
| IV. | Roll Call/Establishment of Quorum | 6:23 p.m. |
| V. | Proof of Notice of Meeting | 6:25 p.m. |
| VI. | Approval of the Meeting Minutes of Action from the July 21, 2026
Meeting of the Delegates | 6:28 p.m. |
| VII. | Member Forum <i>Three-minute time limit</i> | 6:30 p.m. |
| VIII. | Board of Directors Report <i>Monica Wasden</i> | 6:40 p.m. |
| IX. | Director Comments | 6:45 p.m. |
| X. | General Manager Report <i>Mike Bailey</i> | 6:50 p.m. |
| XI. | Department Updates | 6:55 p.m. |
| | <ul style="list-style-type: none">• Backcountry, <i>Mark Giebel</i> | |
| XII. | Continued Business | 7 p.m. |
| XIII. | New Business | 7:05 p.m. |
| XIV. | Delegate Forum <i>Three-minute time limit</i> | 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, September 22, 2026.

Meeting of the Delegates Minutes

Minutes from July 21, 2026



Agenda

Agenda item:	Call to Order	Presenter:	Monica Wasden
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President Wasden called the meeting to order at 6:02 p.m.

Agenda item:	Guest Speaker	Presenter:	Mike Dell'Orfano
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Mike Dell'Orfano, Chief Government Affairs Officer from South Metro Fire Rescue (SMFR), and Renee Anderson, SMFR Board President, presented a PowerPoint. Within the PowerPoint:

- Information regarding water rescue's within Douglas County
- Safety tips surrounding Lithium Ion Batteries and how to prevent fires
- Time was allotted for Q&A

Agenda item:	Pledge of Allegiance	Presenter:	Monica Wasden
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President Wasden led the meeting in the Pledge of Allegiance.

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

A quorum was established: 23,583 of 31,934 lots were present.

Agenda item:	Proof of Notice of Meeting	Presenter:	Leo Stegman
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Leo Stegman confirmed the Proof of Notice of Meeting.

Agenda item:	Approval of Minutes for the Meeting of the Delegates for the June 16, 2026 Meeting	Presenter:	Monica Wasden
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Conclusions:

The June 2026 minutes were approved — motioned by Dennis Eppery, 02 and seconded by Greg Herman, 17. Motion carried.



Agenda item: Member Forum

Presenter: Members

Representative Bob Marshall Aid (*2 Jack Rabbit Place*) Representative Marshall's legislative aid presented on behalf of Representative Marshall, who could not. She provided an update regarding electric bikes and potential legislation coming to HOAs. She mentioned Representative Marshall will provide further updates to the Delegates and Board at upcoming meetings.

Frank Colarusso (*550 James Street*) Shared his concerns regarding pool usage and how to best use space for programs and residents hoping to swim. Frank requested that a clearer process be established for addressing lap lane congestion during peak times.

Agenda item: Board of Directors Report

Presenter: Monica Wasden

President Wasden shared the following information:

- Inquired how many Delegates made the July 2 concert. Thanked events staff for their work on the July 4th parade and events.
- Shared information regarding the upcoming Board Planning Session on August 14.

Agenda item: Board of Director Comments

Presenter: Board of Directors

None

Agenda item: General Manager Report

Presenter: Mike Bailey

General Manager Bailey shared information regarding the following:

- Dates regarding the upcoming annual closures at Northridge and Eastridge.
- Comments regarding the member comment and the Aquatics schedules at the four recreation centers.
- Information regarding Community Improvement Services and lawn citations.

Agenda item: Department Updates – Marketing & Communications

Presenter: Rebecca Ruiz

Rebecca Ruiz provided a PowerPoint presentation. Within her presentation:

- Information regarding traditional marketing and digital marketing.
- Social analytics and comparisons of 2025 vs 2026. She shared several of the highest performing marketing campaigns.
- Email analytics and comparisons year over year.



- Some of the creative testing the Marketing Team has conducted and findings.
- Key takeaways surrounding Marketing and Communications.
- Shared a recap video of the July 2 concert and the July 4 parade.
- Time was allotted for Q & A.

Agenda item: Continued Business

None

Agenda item: New Business

Monica Wasden

None

Agenda item: Delegate Forum

Presenter: Delegates

None

Agenda item: Adjournment

Presenter: Monica Wasden

Conclusions:

Motioned by Stu Parker, District 73 and seconded by Bethany Koch, District 49 The Meeting of the Delegates was adjourned to 6:49p.m.

Respectfully submitted,

Jim Allen, Secretary

RECORD DATE: July 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	TOTAL			
							F+O+A	IN FAVOR	OPPOSED	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 (Sugarhill)	P		126	-	126		-	-	-
7	RORY REGAN			295	-	-	-	-	-	-
8	JEAN MACDONALD (Chalet)			97	-	-	-	-	-	-
9	DIANA PERKINS (Remington Bluffs)			50	-	-	-	-	-	-
10	JENNIFER HARDING	X		143	143	-	-	-	-	-
11	PATRICIA LONG	X		251	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			318	-	-	-	-	-	-
20	JEAN REHNKE	X		208	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 ANNHORN			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 MALLETT (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	X		197	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	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	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)	X		101	101	-	-	-	-	-

[illegible]

*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

8.18.2026

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 July 2026
 - Approval of the Finance Committee Minutes from June 2026
 - Approval of the Architectural Review Committee Minutes from July 2026
- V. Member Forum
- VI. Director Comments
- VII. Committee Reports
 - Delegate Meeting
 - Finance Committee: Review and approval of the July 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, September 22, 2026.

Meeting of the Board Minutes

Minutes from July 21, 2026



Agenda item: Call to Order

Presenter: Monica Wasden

Conclusions:

The meeting was called to order at 6:55 p.m.

Agenda item: Establishment of Quorum/Roll Call

Presenter: Leo Stegman

Conclusions:

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

Agenda item: Proof of Notice of Meeting

Presenter: Leo Stegman

Conclusions:

Leo Stegman confirmed the Proof of Notice of Meeting.

Agenda item: Consent Agenda

Presenter: Monica Wasden

Action Items:

- Approval of Board Meeting Minutes of Action from June 2026
- Approval of Finance Committee Minutes from May 2026
- Approval of Architectural Review Committee Minutes from June 2026

Conclusions:

A motion was made by Todd Landgrave and seconded by Leo Stegman to approve the Consent Agenda. Motion carried.



Agenda item: Member Forum

Presenter: Members

Jim Remley (*9748 Bucknell Way*) Shared his concerns regarding fire safety within in Highlands Ranch. President Wasden let him know that HRCA staff is involved in the County-wide efforts for fire mitigation and the Office of Emergency Management.

Agenda item: Director Comments

Presenter: Board of Directors

None

Agenda item: Committee Reports

Presenter: N/A

Discussions:

Delegate Meeting: None

Finance Committee: Brice Kahler presented the June 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 Leo Stegman to approve the June 2026 Finances. Motion carried.

Agenda item: General Manager Report

Presenter: Mike Bailey

Discussions:

General Manager Mike Bailey commented on the following:

- Recognized staff for all their efforts during the 4th of July festivities. Also thanked staff for a very busy month in July. He thanked Brice Kahler and the finance team for the work they do each month.
- Referenced some of the emails the board has received regarding the pool issues and covenants, and assured the Board staff is addressing them.



Agenda item: Continued Business

None

Agenda item: New Business

Agenda item: Delegate Forum

Presenter: Delegates

Colin Campbell, District 115: Commented on the member forum discussion around fire mitigation. He had concerns regarding the dead trees in common areas. Requested that HRCA Board/Staff share Delegate's concerns with the Highlands Ranch Metro District.

Agenda item:: Adjournment

Monica Wasden

Conclusions:

The Board of Directors Meeting was motioned to adjourn by Leo Stegman and seconded by Todd Landgrave. Motion carried. Meeting adjourned at 7:14 p.m.

Respectfully submitted,

Jim Allen



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Minutes

**June 15, 2026, Finance Committee Meeting
Highlands Ranch Community Association, Inc.
Eastridge Recreation Center**

FC Members Present:

Ron Welk
Michael Flower
Shane Callahan
Jennifer Harris
Erik Vaska

FC Members Absent:

Alex Gorjidooz
Doug MacLeod

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 May 18, 2026, Finance Committee meeting minutes.

A motion was made to accept the May 18, 2026, HRCA Finance Committee meeting minutes as presented. The motion was approved with one abstention.

Motion: Jennifer Harris Second: Ron Welk

3. The Finance Committee reviewed and discussed the May 31, 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 \$158K or 1.1% over budget. Program revenue continues to be strong. Consolidated expenses are down \$157K or 1.2% to budget. YTD capital expenditures total \$2.5 million which includes HVAC and roof replacements at Westridge.

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

Motion: Michael Flower

Second: Shane Callahan

4. Other Business:

With the 2027 budget process beginning in August, staff is monitoring the CPI Shelter Index, which is currently up more than 3%. This index is used as a factor in developing any proposed assessment increase for 2027.

With no further business, the meeting was adjourned.

Respectfully Submitted,

Emily Arnold, Controller

Architectural Review Committee MEETING MINUTES

Meeting Date: July 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 **5:27 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	✓			
	7	0	2	

Also in attendance:

Woody **Bryant**, HRCA: Director of Community Improvement Services

Jayma **Wessling**, HRCA: Residential Improvement Coordinator

Caleb **Cameron**, HRCA: CIS Specialist

Linda **Kiesnowski**, Homeowner re: §IV.A

Ian **Butcher**, Decks Unlimited re: §IV.A

II. REVIEW OF MINUTES

A. The **June 17, 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	0

Notes: PC, PG, and JR were not present at the June 17, 2026 ARC Meeting.

ii. Motion **PASSES**.

Architectural Review Committee Meeting Minutes

July 01, 2026

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III. REVIEW OF TRIBUNAL HEARINGS

- A. Two tribunals held on June 18th: One regarding an ARC Denial re: Frameless, full-glass garage door; One regarding an NOV. Rulings are expected by July 9, 2026.

IV. RESIDENTIAL APPOINTMENTS

- A. **9683 Chantaclair Circle:** *Replacement Deck and Relocated Side-Yard Stairs.*

a. **ACTION:**

- i. A Motion to **APPROVE AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
7	0	0

Notes: None.

- ii. Motion **PASSES**.

V. NEW BUSINESS

- A. **3016 Greensborough Drive:** *Basement Stairwell, Rear Patio, Louvered Pergola/Patio Cover, Walkways, and Exterior Lighting.*

a. **ACTION:**

- i. A Motion to **APPROVE AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
7	0	0

Notes: None.

- ii. Motion **PASSES**.

- B. **9426 Princeton Circle:** *Two Open-Roof Pergolas and Café-Style Lighting.*

a. **ACTION:**

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

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

- Approval is limited to two freestanding, open-roof cedar pergolas, generally in the locations, dimensions, heights, slopes, materials, and finishes shown in the submitted plans.
- The pergolas shall remain open-roof shade structures. Solid roofing, panels, fabric coverings, shingles, membranes, or other weatherproof coverings are not approved and shall require separate ARC approval.
- One approximately 48-foot café-light strand may be installed beneath each pergola. The lighting shall comply with RIGs §2.44, including warm-white, globe-style bulbs no larger than G40, static operation, secure installation, no glare or spillover onto adjacent properties, and shutoff no later than 11:00 p.m.

VOTE TALLY		
Concur	Dissent	Abstain
7	0	0

Notes: None.

- iii. Motion **PASSES**.

- C. **10072 Heywood Lane:** *Concrete Paver Driveway Replacement.*

a. **ACTION:**

- i. A Motion to **APPROVE AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
7	0	0

Notes: None.

- ii. Motion **PASSES**.

Architectural Review Committee Meeting Minutes

July 01, 2026

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D. **10074 Charissglen Lan:** *Exterior Painting and Brick Limewash.*

a. **ACTION:**

- i. A Motion to **APPROVE AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
7	0	0

Notes: None.

- ii. Motion **PASSES**.

E. **10239 Royal Eagle Street:** *Front Patio and Side-Yard Concrete Walkway.*

a. **ACTION:**

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

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

- a. The side-yard concrete walkway shall be reduced to a maximum width of five feet and shall be located immediately adjacent to the home. All concrete shall remain a minimum of two feet from the property line or top back of existing retaining wall, whichever is more restrictive.
- b. Approval is limited to the front patio, replacement steps, and side-yard concrete walkway. No raised landscape bed, retaining wall, elevated planting area, or alteration to the existing retaining-wall condition is approved

VOTE TALLY		
Concur	Dissent	Abstain
7	0	0

Notes: None.

- iii. Motion **PASSES**.

F. **10790 Hickory Ridge Street:** *Front Yard Paver Seating Area (note: ColoradoScape portions of the submittal will be Reviewed administratively and are not part of the Committee's review).*

a. **ACTION:**

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

ii. Committee Findings:

- a. The residence already contains a substantial covered front-entry patio.
- b. The proposed paver area would create a second front-yard seating or gathering space in an unusually close relationship to the neighboring home and primary entrance area.
- c. The proposed design relies on vegetation located on the neighboring property rather than providing permanent screening on the applicant's property.
- d. The ARC determines that the location and function of the paver area are not compatible with the relationship between the two properties.

VOTE TALLY		
Concur	Dissent	Abstain
7	0	0

Notes: None.

- iii. Motion **PASSES**.

VI. STAFF COMMENTARY / COMMITTEE DISCUSSION

- A. Staff requested that the ARC begin reviewing the RIGs for update/revision/clarification suggestions. Staff noted that the process will include vetting of the suggested revisions to the general public and the Board of Directors, each taking approximately one month. The goal is to complete the modification and review/approvals so that the Board of Directors can adopt the updated RIGs in October, 2026 (two year update).
- B. Staff wishes the ARC a safe and joyous Independence Day / 250th Birthday / 150 CO Birthday Celebration.

VII. ADJOURNMENT

- A. With no further business, the regular meeting **adjourned** at **6:33 p.m.**

Architectural Review Committee Meeting Minutes

July 01, 2026

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VIII. APPROVAL OF THESE MEETING MINUTES

A. These minutes were reviewed by the Architectural Review Committee at the July 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
6	0	2

Notes: KL & JL were not present at the 07/01/2026 meeting and abstained from voting.

ii. Motion **PASSES**.

Architectural Review Committee MEETING MINUTES

Meeting Date: July 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 **5:29 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	✓			Attended via ZOOM
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

Caleb **Cameron**, HRCA: CIS Specialist

Gail and Sam **Kuschel**, Resident

Sue **Murphree**, Resident re: §IV.A

II. REVIEW OF MINUTES

A. The **July 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
6	0	2

Notes: KL and JL were not present at the 07/01/2026 meeting and abstained from voting.

ii. Motion **PASSES.**

9568 University Blvd, Highlands Ranch, CO 80126

Eastridge Rec Center: Admin Wing



HRCAonline.org

Architectural Review Committee Meeting Minutes

July 15, 2026

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III. REVIEW OF TRIBUNAL HEARINGS

- A. A Tribunal is scheduled for July 16th regarding the ARC denial of an application for an improvement at 9291 Rockport Lane (large patio, existing shed, new workout building).
- B. A Tribunal is tentatively scheduled for July 24th (In-Person) regarding an issued Notice of Violation (non-ARC related).

IV. RESIDENTIAL APPOINTMENTS

- A. **10120 Nickolas Avenue:** *Exterior Painting and Painted Brick Masonry.*

- a. **ACTION:**

- i. During the homeowner's presentation, the ARC determined that the exterior painting had been completed and openly visible for more than one year before the Association initiated review or enforcement action. Accordingly, the applicable one-year enforcement limitation under C.R.S. § 38-33.3-123(2) had expired.
- ii. The ARC therefore took no action regarding the installed color scheme, and the matter was closed.
- iii. This determination does not constitute ARC approval of the color scheme or relieve the homeowner of future maintenance obligations.

V. NEW BUSINESS

- A. **2737 Timberchase Trail:** *Front-Yard ColoradoScape and Rockscape Conversion.*

- a. **ACTION:**

- i. A Motion to **DENY (ELIGIBLE FOR RESUBMITTAL)** was made and seconded.
- ii. **Findings & Requirements for Resubmittal:**
 - a. The ARC found that the proposed design created an excessive rock-covered area without incorporating additional living landscape material, as required by RIGs §§ 2.42.C, 2.94.B, and 3.9.
 - b. The homeowner may submit a revised front-yard ColoradoScape design that avoids a large, uninterrupted expanse of rock and introduces additional living landscape material.
 - c. The revised design must incorporate sufficient drought-tolerant living plant material throughout the conversion area.
 - d. The revised plan must identify the approximate dimensions or coverage of rock, turf, planting beds, hardscape, and living plant material.

VOTE TALLY		
Concur	Dissent	Abstain
8	0	0

Notes: None.

- iii. Motion **PASSES.**

- B. **9921 Spring Hill Place:** *Rear-Yard Shade Sail.*

- a. **ACTION:**

- i. A Motion to **APPROVE WITH CONDITIONS** was made and seconded.
- ii. **APPROVAL CONDITION(S):**
 - a. Approval is limited to one neutral sand- or beige-colored triangular shade sail no larger than approximately 16 feet by 16 feet by 16 feet.
 - b. The shade sail may not exceed 11 feet 6 inches at its highest point or 8 feet 6 inches at the two rear-yard side supports. The shade sail must be supported entirely by independent posts and may not be attached to the residence, deck, fence, trees, or other existing improvements.
 - c. All posts, concrete footings, and foundation elements must be located entirely outside the recorded eight-foot rear utility easement, unless express written permission for the easement holder of record is provided.

VOTE TALLY		
Concur	Dissent	Abstain
8	0	0

Notes: None.

- iii. Motion **PASSES.**

Architectural Review Committee Meeting Minutes

July 15, 2026

Page 3 of 3

C. **9967 Arthur Lane:** *Chicken Coop, Roofed Run, and Gate Repair.*

a. **ACTION:**

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

ii. **Findings & Requirements for Resubmittal:**

- a. The ARC determined that the proposed side-yard location is not the most unobtrusive location available on the property and that the submitted elevations appear to exceed the maximum 4.5-foot coop height permitted by RIGs §2.17.
- b. The homeowner may submit a revised plan showing a compliant structure height, located in the rear-yard in a more unobtrusive location that is away from abutting neighbor's living space. The revised application shall identify the final coop and run dimensions, setbacks, materials, and roof configuration.
- c. If the revised location is located near the northwest (back right) corner of the property, then installation of a wing fence (with gate, at the homeowner's discretion) will be required on the north (right) side of the home to provide effective screening from street view.

VOTE TALLY		
Concur	Dissent	Abstain
8	0	0

Notes: None.

- iii. Motion **PASSES**.

D. **10641 Winding Pine Point:** *Rear Deck Extension, Gable Roof Cover, and Relocated Stairs.*

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 discussed the Committee's review of the current RIGs. It was agreed that staff would create a "Google Sheet" and provide a link to the members where each member could write their comments in a coordinated method.
- B. Staff noted that the next ARC meeting will be in three weeks (August 5, 2026 - first Wednesday of the month, normal schedule).

VII. ADJOURNMENT

- A. With no further business, the regular meeting **adjourned at 6:24 p.m.**

VIII. APPROVAL OF THESE MEETING MINUTES

- A. These minutes were reviewed by the Architectural Review Committee at the August 05, 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
6	0	0

Notes: None.

- ii. Motion **PASSES**.

Board of Directors 501c3 Special Quarterly

8.18.2026

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 May 19, 2026
 - Approval of the 2026 2nd Quarter Financial Statements for HRCAA, HRCSF, HRBCEF
- V. Additional Business
- VI. Adjournment

Board of Directors 501c3 Special Quarterly

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 8:16 p.m.

Agenda item: Roll Call/Establishment of Quorum

Presenter: Jim Allen

Conclusions:

A quorum was established. Directors Monica Wasden, Jim Allen, Dan Brown, 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 February 17, 2026.
- Approval of the 2026 1st Quarter Financial Statements for HRCAA, HRCSF, and HRBCEF.

Conclusions:

A motion was made by Dan Brown and seconded by Leo Stegman 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 Leo Stegman and seconded by Dan Brown. The 501c3 Board of Directors Special Quarterly Meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Jim Allen, Secretary