

Meeting of the Delegates Minutes

Minutes from May 19, 2026



Agenda

Agenda item:	Call to Order	Presenter:	Monica Wasden
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President Wasden called the meeting to order at 6:03 p.m.

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

Agenda item:	Scholarship Recipient Award Ceremony	Presenter:	
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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
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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
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Conclusions:

A quorum was established: 24,233 of 31,934 lots were present.

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