

Meeting of the Delegates Minutes

Minutes from June 16, 2026



Agenda

Agenda item:	Call to Order	Presenter:	Monica Wasden
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President Wasden called the meeting to order at 6:00 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:	Roll Call/Establishment of Quorum	Presenter:	Theresa Hill
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Conclusions:

A quorum was established: 22,963 of 31,934 lots were present.

Agenda item:	Proof of Notice of Meeting	Presenter:	Todd Landgrave
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Todd Landgrave confirmed the Proof of Notice of Meeting.

Agenda item:	Approval of Minutes for the Meeting of the Delegates for the May 19, 2026 Meeting	Presenter:	Monica Wasden
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Conclusions:

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

Agenda item:	Member Forum	Presenter:	Members
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Representative Bob Marshall (*2 Jack Rabbit Place*) Mentioned that there would be another push for HOA legislation during the next legislative session. He shared about potential legislation that could impact HRCA specifically. Representative Marshall also shared that he has received questions regarding the pedestrian-involved incident that happened earlier this month and provided an update.

Pamela Schrader (*1001 Wildcrest Point*) Shared concerns regarding grassland management within HRCA and the Backcountry, including mowing practices. She stated local requirement guidelines of maintaining grass at a height of 4 inches and also proximity of juniper shrubs and wood mulch to structures for fire mitigation purposes. Board President Monica Wasden and General Manager Mike Bailey explained that the concerns raised fall under the jurisdiction of the Highlands Ranch Metro District rather than HRCA.



Agenda item: Board of Directors Report

Presenter: Monica Wasden

President Wasden shared information regarding the Board Vision Retreat that took place on April 10. She provided an update regarding the retreat agenda and information regarding the potential capital improvements that were discussed.

Agenda item: Board of Director Comments

Presenter: Board of Directors

Todd Landgrave: Encouraged Delegates to attend some of HRCA's events during the Summer.

Agenda item: General Manager Report

Presenter: Mike Bailey

General Manager Bailey shared information regarding the Summer Staff Party that took place on Saturday, June 13. He provided an update regarding the Bison reintroduction, and media event happening on June 29.

General Manager Bailey encouraged Delegates to attend the Star-Spangled Bash this 4th of July weekend. He also mentioned that the County Commissioners decided to move forward with a firework show at Highland Heritage Park.

Lastly, he shared information regarding a conference he attended and that HRCA was frequently looked to as the standard in Community Associations. He mentioned HRCA's wonderful volunteer base and he thanked the Delegates for a perfect year of quorum/attendance.

Agenda item: Department Updates – Sports & Fitness

Presenter: Chad Mejia

Chad Mejia provided a PowerPoint presentation. Within his presentation:

- An update regarding fitness programs, including Personal Training, Specialty Fitness, and Group Fitness. Group and Personal Training revenues are up YTD.
- A recap of Therapeutic Recreation programs. Chad highlighted the Spring Flower sale, which brought in \$29,000. Therapeutic Recreation revenues are up YTD.
- Information regarding youth and adult sports throughout 2026 so far. The Boys Basketball league peaked at over 1,000 participants and Youth Volleyball also saw growth since 2025. Youth sports revenue is up YTD.
- Information regarding the Tennis and Pickleball programs, and the introduction of a new Youth Pickleball league. Chad also announced that HRCA would receive the USTA's Facility of the Year again in 2026.
- Chad reviewed the department's metrics and staffing breakdown.



Agenda item: Continued Business

None

Agenda item: New Business

Monica Wasden

None

Agenda item: Delegate Forum

Presenter: Delegates

Ginger Nixt | District 92: Shared her concerns regarding traffic issues in her neighborhood, Settlers Village. She does not know next best steps but is concerned about how dangerous this area has become. Dennis Epperly, District 2, suggested she bring the issue up with Douglas County Roads and Bridges to conduct a traffic study.

Agenda item: Adjournment

Presenter: Monica Wasden

Conclusions:

Motioned by Dawn Keating, 86 and seconded by Brent Dougal, 74. The Meeting of the Delegates was adjourned to 6:37 p.m.

Respectfully submitted,

Jim Allen, Secretary