

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