



# HIGHLANDS RANCH COMMUNITY ASSOCIATION

HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC.  
REGULAR MEETING OF THE DELEGATES MINUTES

February 16, 2021

5:30 p.m.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/423311277>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3112](tel:+16467493112)

Access Code: 423-311-277

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1. **Call to Order:** 5:36 p.m.
2. **Proof of Notice of Meeting**
3. **Roll Call / Establishment of Quorum:** A quorum was established. 18,604 lots of 31,338 lots were present.
4. **Approval of Minutes from the Preceding Meeting of Delegates on January 19, 2021**  
**ACTION:** The January 19, 2021 Delegate Minutes were adopted by unanimous consent.
5. **Board of Directors Reports:** Scott Lemmon provided a PowerPoint presentation. Scott presented about the January QBR, the Board Election, Delegate Election, Delegate Speaker Schedule, March Meeting Schedule, Sign Enforcement and Board Agenda.
6. **Facilities Update:** Ken Joseph provided a PowerPoint presentation. Ken presented about facility usage and the solar garden.
7. **Board Candidate Introductions and Delegate Questions:** Board Candidates, Jim Allen, John Mackowiak and Brock Norris each gave a three-minute introduction speech. Questions from the Delegates occurred including:
  - The reopening of the recreation centers
  - Spending community money
  - Volunteering
  - Sprit Animals
  - Term Limits
  - Daytime jobs and financial backgrounds
  - Issues and planned accomplishments
  - Transparency
  - Electronic voting
  - Supporting the value of homes
  - Differentiating Highlands Ranch from other communities
  - Rebuilding deficits creating by COVID
  - Involving Delegates in the redesign of the recreation centers
8. **Continued / New Business:** Questions about rats occurred.
9. **Member Forum:** None

MEMPHIS DELEGATE ROSTER 2021  
 MEETING START FEBRUARY 16, 2021  
 RECORDING DATE FEBRUARY 12, 2021

(continued)

For bold table cell:  
 For Delegates who are present place an "X" in column C in the  
 appropriate yellow highlighted row. (It will auto-populate column C

Dist No.	DELEGATE NAME	Enter "X" If Present Enter "X" if Absent	Total of Votes Enter "X" if Absent	PROXY	TOTAL RANFOR	TOTAL APPEARED	TOTAL ABSENTIONS
1	LESLIE ABLE		241				
2	JEFF BUCHTA		234				
3	BOB BUCKLEY		226				
4	BOB KING (District 4)	X	151				
5	BOB DYK (District 5)	X	108				
6	STEVEN GIBBS (District 6)	X	124				
7	SCOTT GIBBS (District 7)	X	124				
8	BEAVER BLAKE (District 8)		97				
9	TRELL BIRD (District 9)		75				
10	MIKE HART (District 10)		75				
11	MICHAEL JAY		224				
12	GONNOR BUCHTA (District 12)		224				
13	BRYAN ZIBIC		224				
14	PAUL BUCHTA	X	189				
15	JUSTIN BUCHTA	X	189				
16	DAVID DAVIS	X	224				
17	GEORGE BUCHTA	X	205				
18	JOHN BUCHTA	X	205				
19	DAVID BUCHTA	X	224				
20	DAVID BUCHTA	X	224				
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99	JOHN BUCHTA	X	224				
100	JOHN BUCHTA	X	224				
TOTAL			2240				
QUORUM			1120				

\*If the number of votes column is filled out, it means that the delegate was present in person or by proxy for that meeting.



# HIGHLANDS RANCH COMMUNITY ASSOCIATION

## Board of Director's Meeting Minutes

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February 16, 2021

5:30 p.m.

1. **Call to Order:** 6:55 p.m.
2. **Establishment of Quorum/Roll Call:** A quorum was established. Directors Melissa Park, Krystal Woodbury, Jim Allen, Brock Norris and Scott Lemmon were present.
3. **Proof of Notice of Meeting**
4. **Consent Agenda**
  - Approval of Minutes of Action from the January 19, 2021 Board Meeting
  - Approval of Finance Committee Minutes from January 18, 2021
  - Approval of Architectural Review Committee Minutes from January 6 & 20, 2021
  - Approval of Development Review Committee Minutes January 6, 2021
  - Approval of Resolution 21\_02\_04: Judicial Foreclosure of 43 Burgundy Court
  - Approval of Resolution 21\_02\_05: Judicial Foreclosure of 8407 Thunder Ridge Way, #101
  - Approval of Resolution 21\_02\_06: Judicial Foreclosure of 6597 Jackson Lane
  - Approval of ARC Applicant: Jerry Jeter

**ACTION:** A motion was made by Melissa Park and seconded by Brock Norris to approve the Consent Agenda. Motion carried.

**ACTION:** A motion was made by Melissa Park and seconded by Brock Norris to approve ARC Applicant Johnathan Fuller. Motion carried.
5. **Forum – Member:** None
6. **Director Comments:** Jim Allen commented about minute transparency. Discussion occurred about how and what information is recorded.
7. **Committee Reports**
  - Delegate Meeting: None
  - Architectural Review Committee: None
  - Development Review Committee: Mike Bailey reported that the last DRC meeting was canceled due to a Comcast outage. The Sonic restaurant review is being submitted.
  - Commercial Review Committee: None
  - Finance Committee: Karen Jackson provided a review of the January 2021 Financials and John Phibbs summarized the adjustments to the financials from the CARES Act.
8. **General Manager Report:** Jerry Flannery reported about Backcountry programs, covenant issues and operations.
9. **Continued Business:** None
10. **New Business:** Melissa Park asked about the recreation centers reopening for early hours as we start to return to normalcy. Discussion occurred about how and when to return to pre-COVID hours. Jerry will get some analysis data to review about reopening at the next BWS.
11. **Delegate Forum:** Aldis Sides, #107 commented about elected guest speakers. Nancy Smith, #62 commented about elected guest speakers, signs and flags. Kurt Huffman, #82 commented about judicial foreclosures. Michael Petruccelli, #99 commented about judicial foreclosures.
12. **Adjournment:** 7:59 p.m.

Respectfully Submitted,

(Jim Allen, Secretary)