



HIGHLANDS RANCH COMMUNITY ASSOCIATION

Board of Director's Meeting Minutes
6:00 p.m.

Eastridge Recreation Center: 9568 University Blvd. Highlands Ranch CO 80126
<https://us02web.zoom.us/j/87645941392?pwd=K1E1OUhPbzBVaWNSY1BMAlhXUG1RUT09>

Passcode: 602386 US: +16699006833

November 16, 2021

1. **Call to Order:** 7:08 p.m.
2. **Establishment of Quorum/Roll Call:** A quorum was established. Directors Jim Allen, Brock Norris, Melissa Park, Dan DeBacco and Scott Lemmon were present.
3. **Proof of Notice of Meeting**
4. **Consent Agenda**
 - Approval of Board Meeting Minutes of Action from October 19, 2021
 - Approval of Finance Committee Minutes from October 18, 2021
 - Approval of Architectural Review Committee Minutes from October 6, 2021
 - Approval of Architectural Review Committee Minutes from October 20, 2021
 - Approval of Development Review Committee Minutes from October 13, 2021
 - Approval of Backcountry Committee Applicants: Len Abruzzo, Keil Downing, Scott Gustafson, Tammy Kelly, and Bryan Walsh

ACTION: A motion was made by Scott Lemmon and seconded by Brock Norris to approve the Consent Agenda. Motion carried.
5. **Forum – Member:** Jennifer Harris asked about the masking policy and employee recruitment at the recreation centers. Kurt Huffman, #82 commented about COVID.
6. **Director Comments:** Brock Norris commented that it was nice to see everyone's faces at the meeting.
7. **Committee Reports**
 - Delegate Meeting: None
 - Architectural Review Committee: None
 - Development Review Committee: None
 - Commercial Review Committee: None
 - Finance Committee: Karen Jackson provided a review of the October 2021 Financials.

ACTION: A motion was made by Melissa Park and seconded by Dan DeBacco to approve the October 2021 Financials. Motion carried.

ACTION: Leighton Stephenson was interviewed by the Finance Committee last night and the Committee recommended appointment. A motion was made by Dan DeBacco and seconded by Melissa Park to appoint Leighton Stephenson to the Finance Committee. Motion carried.
8. **General Manager Report:** Jerry Flannery reported that he presented to the Highlands Ranch Historical Society last night. The County Commissioners are meeting to discuss changing the home occupancy requirements. Jerry suggested that HRCA go on record for not supporting less occupancy requirements because of nuisance issues that can arise from certain home businesses. The Board asked for a report from the County meeting so that further discussion can be had.
9. **Continued Business:** Discussion occurred about attendance requirements for the Finance Committee. Scott Lemmon asked for follow up regarding the question that was asked about saunas.
10. **New Business:** None
11. **Delegate Forum:** Kurt Huffman, #82 asked about the timeline for the Bylaw Committee appointments.
12. **Adjournment:** 8:01 p.m.

Respectfully Submitted,

Melissa Park, Secretary