



# HIGHLANDS RANCH

## COMMUNITY ASSOCIATION

**Delegate Meeting**  
Virtual and at Southridge Recreation Center  
4800 McArthur Ranch Road, Highlands Ranch, CO 80130  
July 19, 2022, 6:00 p.m.

### MINUTES

#### Business Meeting

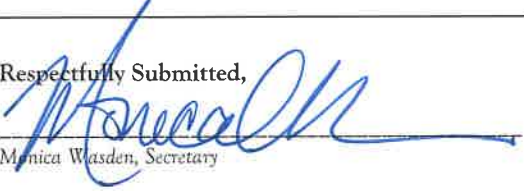
1. **Guest Speaker:**
  - **Douglas County Commissioners/Fair and Rodeo Speaker – Commissioner Thomas**
    - The commissioner and fair and rodeo staff discussed the event in detail and invited all to attend. A 4H participant was present to expound on the benefits of the program. The delegates were subject to some fair and rodeo trivia with the winners receiving free tickets.
  - **Centennial Water District – Sam Caulkins**
    - Sam Caulkins provided a PowerPoint presentation. Sam discussed the challenges the district was having with the current draught and steps the district was taking to mitigate the effects. Sam also discussed the current water levels available residents and pricing of water for residents. No changes have been made to the base rates. Sam reiterated that water conservation efforts by businesses and residents alike was important in these draught conditions.
2. **Call to Order:** The meeting was called to order at 6:18 p.m.
3. **The Pledge of Allegiance took place**
4. **Proof of Notice of Meeting**
5. **Roll Call / Establishment of Quorum:** A quorum was established. 18,078 lots of 31,338 lots were present.
6. **Approval of Minutes from the Meeting of Delegates for May and June 21, 2022.**
  - **Action:** The May 17, 2022, and June 21, 2022, minutes were adopted by unanimous consent. Motion Carried
7. **Member Forum (Sign up in advance and 3-minute time limit):** No members presented.
8. **Board of Directors Report:** Jim Allen provided a PowerPoint. Jim presented about the Eastridge construction progress, the Board QBR meeting, 2023 budget kick-off, the By-laws committee and HB 1137 requirements
9. **General Manager Report:** Mike Baily gave a report on the xeriscape project that was completed at Eastridge and the positive media coverage of the project. Mike then discussed the requirements and changes required with the adoption of House Bill 1137 to go into effect on August 10. Legal counsel was present to go over the needed changes and a in dept discussion with the Delegate body followed.
  - **Action:** A motion was made by Elizabeth Strock (District #16) and seconded by Dennis Epperly (District #2) to accept the HRCA Delegates Regarding Amended and Restated Bylaws and Colorado Statute.
10. **Backcountry Update:** Mark Geibel provided a PowerPoint. Mark went over the Community Involvement Process (CIP). Mark detailed the beginning process already accomplished and set forth the future steps they will be taking to continue the plan. Mark also discussed some challenges with zoning and steps that will be taken to resolve those challenges.
  - **Action Item:** A motion was made by Sue Leidolph (District #9) and seconded by Al Pelkowski (District #94) to accept the Community Involvement Process application for the Backcountry Outdoor Center

Conceptual/Master Plan and the improvements to property depicted in the two plans for Base Camp and the Horse Corral area including all necessary infrastructure such as roads, utility systems, walking paths, fencing, and similar improvements. And through this motion, to support the HRCA's proposed Amendment to the HR Planned Development. After a discussion the motion passed.

11. **Facilities Operations Update:** Mark Gunther provided a PowerPoint. Mark presented information about the Eastridge renovation project, an update on the other tree facilities, pool hours and upcoming closures at all of the facilities, and capital/reserve projects and cost at all four facilities.
12. **Program Update:** Ken Joseph provided a PowerPoint. Ken presented information about the Colorado basketball academy, summer junior tennis, upcoming pickleball programs, learn to swim, private swim lessons, scuba/snorkel classes, and summer swim team programs.
13. **Community Relations Update:** Jamie Noebel provided a PowerPoint. Jamie presented about past and upcoming events including summer concerts, the blood drive, Highlands Ranch days, doggie splash, Octoberfest and the fall craft show.
14. **Continued / New Business:** None
15. **Delegate Forum (Sign up in advance and 3-minute time limit)**
  - o Delegate Patty McGuinness (District #112) made a motion to add an amendment to add a sunset clause to the HRCA Delegates Regarding Amended and Restated Bylaws and Colorado Statute motion. There was no second so the motion failed.
  - o Delegate Dennis Epperly (District #2) asked why Representative Ken Buck was allowed to speak at the Veterans event. It was noted that this was a Highlands Ranch Metro District event and not an HRCA event.
  - o Delegate Aldis Sides (District #107) wanted to point out that the meeting being provided virtually this month was an improvement over last month and wanted to thank the board and staff for their efforts.
16. **Adjournment:** The meeting was adjourned at 8:12p.m.

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Respectfully Submitted,

  
Monica Wasden, Secretary