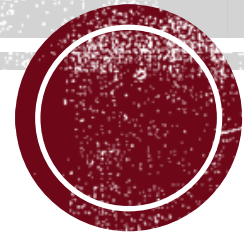




HIGHLANDS RANCH
COMMUNITY ASSOCIATION

MEETING
OF THE
DELEGATES

APRIL 18, 2023



BUSINESS AGENDA

- Call to Order
- Guest Speaker: Douglas County Public Works Department



BUSINESS AGENDA

- Pledge of Allegiance
- Proof of Notice of Meeting
- Establishment of Quorum
- Approval of Minutes from Preceding Meeting of the Delegates, February 21, 2023
- Member Forum | *3-minute limit*



BOARD OF DIRECTORS REPORT

HIGHLANDS RANCH COMMUNITY SCHOLARSHIP FUND

- Congratulations to the twenty \$2,500 Highlands Ranch Community Scholarship Fund recipients.
- This year, there were 59 applicants, each remarkable and providing an interesting narrative
- Recipients and those not selected were informed this week



HIGHLANDS RANCH
COMMUNITY ASSOCIATION



BOARD OF DIRECTORS REPORT

HIGHLANDS RANCH COMMUNITY SCHOLARSHIP FUND

- Highlands Ranch High School
 - 4 recipients
- Mountain Vista High School
 - 5 recipients
- Rock Canyon High School
 - 4 recipients
- ThunderRidge High School
 - 5 recipients
- Valor High School
 - 1 recipient
- Other High Schools
 - 1 recipient



BOARD OF DIRECTORS REPORT

DELEGATE ELECTION

- Successful election, partnering with Election Buddy allowed for direct mailers and voting that was secure
- Online voting allowed for greater community involvement

WELCOME NEW DELEGATES

- Michael Meehan, District 23
- Russell King, District 64
- Jennifer Park, District 93

THANKS TO DEPARTING DELEGATES

- Derek Long, District 11
- Dominick Esposito, District 23
- Chris Bayee, District 64
- Susan O'Brien, District 75
- Bruce Poetter, District 101
- Grethe Stem, District 108



BOARD OF DIRECTORS REPORT

CONGRATS TO RETURNING DELEGATES

- Leslie Miller, District 1
- Michael Riley, District 7
- Hilary Price, District 13
- Justin Hill, District 15
- Greg Herman, District 17
- Andrew Currier, District 21
- Andy Jones, District 25
- Tommy Dolan, District 41
- Sid Basu, District 51
- Sharyn Landis, District 53
- Jeff Rohr, District 61
- Todd Landgrave, District 63
- Don Woodland, District 65
- Louise Ansari, District 69
- Melissa Smessaert, District 77
- Al Bonneau, District 81
- Andy Natalie, District 83
- Deborah Spicer, District 85
- William Smith, District 97
- Joseph Aden, District 105
- Frank Impinna, District 113



BOARD OF DIRECTORS REPORT

2ND DELEGATE ELECTION

- The 2nd Delegate Election will occur from April 19-May 15, 2023
- We have seven people interested in filling some of our vacant districts
- There are still nine vacant districts if you know anyone interested in volunteering as a Delegate, please have them reach out to Theresa Hill.

QUARTERLY BOARD REVIEW

- The Board will be hosting its Quarterly Board Review on Friday, April 28. You can find out more information on the website.



GENERAL MANAGER REPORT

FRANK ADAMS – INTERNATIONAL MASTER PRO

- One of HRCAs own has been awarded the esteemed “International Master Professional” designation that recognizes significant contributions to the game of tennis throughout their careers
- Frank Adams is the 57th individual ever to receive this level worldwide
- Congratulations to Frank on his accomplishment and thank you for your service to HRCA over the years!



HIGHLANDS RANCH
COMMUNITY ASSOCIATION



GENERAL MANAGER REPORT

UC HEALTH – 1500 PARK CENTRAL DRIVE

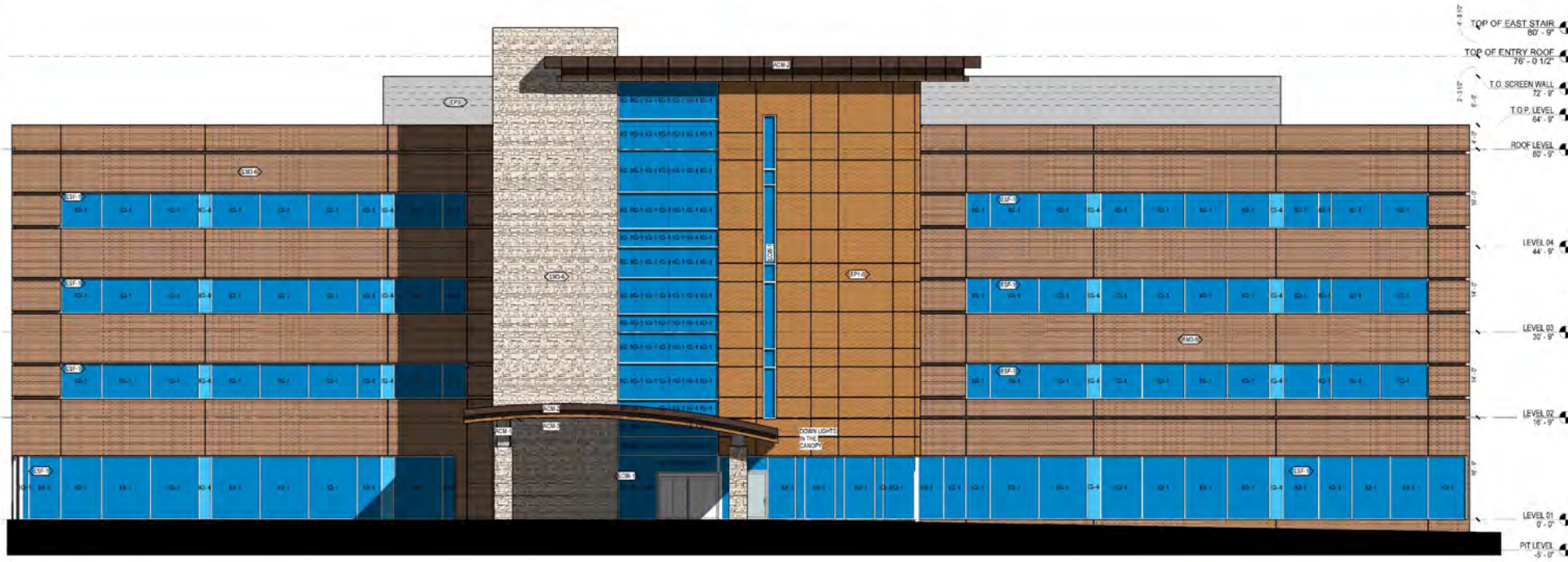
- A one-story addition on the northeast side of the existing medical office building consisting of 14,719 SF
- A six-story addition to the east side of the existing Hospital building consisting of 156,399 SF
- The project includes the renovation of 29,998 SF on levels G1, 1, and 2 of the existing medical office building and hospital
- Grading and leveling of the site to enable placement of the medical office building.
- Integration with existing hospital site circulation and parking configuration
- Total SF of project, including new construction and renovations is 201,116 SF



HIGHLANDS RANCH - FILING 156, 1ST AMENDMENT, LOT 2A, 2ND REVISION

LOCATED IN THE SOUTHEAST CORNER OF SECTION 4, AND THE NORTHEAST CORNER OF SECTION 9,
TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREAS 77A AND 81 - 33.283 ACRES
SPXXXX-XXX (REVISION TO SP2017.062)
UCHealth HIGHLANDS RANCH HOSPITAL ADDITION

NO.	DESCRIPTION	BY	DATE	APPR.
1	SITE IMPROVEMENT PLAN	SP	03/10/2023	SS



1 EXTERIOR ELEVATION @ MAIN ENTRY EAST
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

	EM8-8 4 X 12 MANSORY UTILITY BRICK - M1		EP3 PERFORATED SCREEN METAL PANEL SYSTEM
	EM8E ASHLAR STONE MANSORY		EP7 PLASTER W/ CRU BACK-UP
	EP1-6 ALUMINUM COMPOSITE METAL PANEL SYSTEM - COLOR ACM1		EP8 PLASTER W/ STUO BACK-UP
	EP1-6 ALUMINUM COMPOSITE METAL PANEL SYSTEM - COLOR ACM2		EM8-8 4 X 12 MANSORY UTILITY BRICK - M2
	EP1-6 ALUMINUM COMPOSITE METAL PANEL SYSTEM - COLOR ACM3		

GLASS TYPE LEGEND

	GL-4 VIBRACON VINE-03
	GL-4 VINE-03 SPRAYED

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC SHALL BE SCREENED ACCORDING TO DOUGLAS COUNTY ZONING RESOLUTION REQUIREMENTS. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTORS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Page/

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370 17th Street, 9th Floor
Denver, CO 80202
page@princ.com
TEL: 303.695.0491
FAX: 303.695.0282

REGISTERED ARCHITECTS AND ENGINEERS IN THE STATE OF COLORADO
Attn: (Katherine) Katelyn Austin (Katie) Chalk
Denver | Dallas | Houston | Los Angeles | Mexico City
Chicago | Phoenix | Raleigh | San Francisco | Washington DC

APPROVAL CERTIFICATE

ROLE	INITIALS / DATE
ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE
LESSEE	INITIALS / DATE

UCHealth HIGHLANDS RANCH HOSPITAL
DOUGLAS COUNTY, COLORADO
EXTERIOR ELEVATIONS
SITE IMPROVEMENT PLAN

DESIGN BY: AS/SD
DRAWN BY: SP
CHECKED BY: SS
DATE: 3/10/2023

M. MARTIN (M. MARTIN)
ARCHITECTS
1500 WEST COLGATE AVENUE, LAKEWOOD, COLORADO 80202
TEL: 303.955.1100
WWW.MARTINMARTIN.COM

PROJECT NO
6P22078.01
DRAWING NAME
EXTERIOR ELEVATIONS
23 OF 34



FILE PATH: C:\Users\spattibola\Documents\6P22078.01_UCH Highlands Ranch\WDC_ACC CENTRAL_detached_spattibola.rvt
DATE TIME: 3/9/2023 2:57:50 PM

HIGHLANDS RANCH - FILING 156, 1ST AMENDMENT, LOT 2A, 2ND REVISION

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NE VIEW

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APPROVAL CERTIFICATE

ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE
LESSEE	INITIALS / DATE

UCHealth HIGHLANDS RANCH HOSPITAL
DOUGLAS COUNTY, COLORADO
EXTERIOR RENDERINGS
SITE IMPROVEMENT PLAN

PROJECT NO.
6P22051

DRAWING NAME
EXTERIOR RENDERINGS

21 OF 34

DESIGN BY: YJ
DRAWN BY: YJ
CHECKED BY: VH
DATE: 03/10/2023

M. MARTIN / M. MARTIN
CONSULTING ENGINEERS
1000 EAST 10TH AVENUE, SUITE 1000, DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.MARTINARTIN.COM

uhealth

T. SITE IMPROVEMENT PLAN NO.	DESCRIPTION	VH	03/10/2023	VH

file:///C:/Users/autodesk/Desktop/UCHealth/Expansion and Renovation/UCHealth/Highlands Ranch/Drawings & Renderings/UCHealth/Highlands Ranch/Drawings & Renderings/6P22051.rvt
 Date: 3/8/2023 11:38:23 AM



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UCHealth HIGHLANDS RANCH HOSPITAL ADDITION



NW VIEW

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APPROVAL CERTIFICATE

ENGINEERING	INITIALS / DATE
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OWNER	INITIALS / DATE
LESSEE	INITIALS / DATE

UCHealth HIGHLANDS RANCH HOSPITAL
DOUGLAS COUNTY, COLORADO
EXTERIOR RENDERINGS
SITE IMPROVEMENT PLAN

DESIGN BY: YJ
DRAWN BY: YJ
CHECKED BY: VH
DATE: 03/10/2023



T. SITE IMPROVEMENT PLAN NO.	DESCRIPTION	DATE	APPR.
		03/10/2023	VH

PROJECT NO.
6P22051
DRAWING NAME
EXTERIOR RENDERINGS
20 OF 34



GENERAL MANAGER REPORT

CONTRACT MANAGEMENT REVIEW

- Over the past year, staff has implemented an in-depth contract review initiative
- Efforts have provided annual savings of \$400,000
- Coupled with diligence and addressing the HRCA investment strategy, we are now yielding a \$660,000 annual increase in our investment portfolio
- Investments were made in FDIC insured Treasury Bonds and CDs
- All are secured in status and fall under our investment requirements outlined in the Community Declaration
- In total, this oversight has provided a positive impact on our annual budget that exceeds \$1M annually



GENERAL MANAGER REPORT

2020 TOYOTA RAV 4

- Lease buyout update

PRO FORMA PLAN

- Staff working on plan to provide direction in future budgeting endeavors

CONTRACT MANAGEMENT REVIEW

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- Efforts have provided annual savings of \$400,000
- Coupled with diligence and addressing the HRCA investment strategy, we are now yielding a \$660,000 annual increase in our investment portfolio



BUSINESS AGENDA

- Department Updates
 - Operations | Mark Gunther



HIGHLANDS RANCH
COMMUNITY ASSOCIATION



BUSINESS AGENDA

- Continued/New Business
- Delegate Forum | *3-minute time limit*
- Adjournment





HIGHLANDS RANCH
COMMUNITY ASSOCIATION

MEETING OF
THE BOARD

APRIL 18, 2023



BUSINESS AGENDA

- Call to Order
- Roll Call/Establishment of Quorum
- Proof of Notice of Meeting



BUSINESS AGENDA

- Consent Agenda Approval:
 - Board Meeting Minutes – March 2023
 - ARC Meeting Minutes – March 2023
 - DRC Meeting Minutes – March 2023
 - Finance Committee Minutes – March 2023
 - Bylaw Committee Minutes – March 2023
 - ARC & DRC Committee Member Reappointments
 - Purchase of Rav 4 Vehicle



BUSINESS AGENDA

- Member Forum
- Director Comments
- Committee Reports
 - Delegate Meeting
 - Finance Committee



BUSINESS AGENDA

- General Manager Report
- Continued Business
- New Business



BUSINESS AGENDA

- Delegate Forum
- Adjournment





HIGHLANDS RANCH
COMMUNITY ASSOCIATION

MEETING OF
THE BOARD

APRIL 18, 2023



BUSINESS AGENDA

- Call to Order
- Roll Call/Establishment of Quorum
- Proof of Notice of Meeting



BUSINESS AGENDA

- Reports:
 - Accept the 2022 3rd Quarter Financial Statements for HRCAA, HRCSF, HRBCEF
 - Accept the 2022 4th Quarter Financial Statements for HRCAA, HRCSF, HRBCEF
 - Accept the 2023 1st Quarter Financial Statements for HRCAA, HRCSF, HRBCEF



BUSINESS AGENDA

- Additional Business

- Adjournment

