



Board Meeting Minutes

August 22, 2023
Southridge Rec Center

Agenda item: Call to Order **Presenter:** Monica Wasden

Conclusions:

The meeting was called to order at 8:05 p.m.

Agenda item: Establishment of Quorum/Roll Call **Presenter:** Kurt Huffman

Conclusions:

A quorum was established. Directors Monica Wasden, Melissa Park, Dan DeBacco, and Kurt Huffman were present. Director Jim Allen was excused.

Agenda item: Proof of Notice of Meeting **Presenter:** Kurt Huffman

Conclusions:

Kurt Huffman confirmed the Proof of Notice of Meeting.

Agenda item: Consent Agenda **Presenter:** Monica Wasden

Action Items:

- Approval of Board Meeting Minutes of Action from July 2023
- Approval of Architectural Review Committee Minutes from July 2023
- Approval of Design Review Committee Minutes from July 2023
- Approval of the Finance Committee Minutes from July 2023

Conclusions:

A motion was made by Dan DeBacco and seconded by Melissa Park to approve the Consent Agenda. Motion carried.

Agenda item: Member Forum **Presenter:**

Discussions: None

Agenda item: Director Comments **Presenter:** Board of Directors

Discussions:

Kurt Huffman: Mr. Huffman thanked the Bylaw Committee for their work.

Monica Wasden: Ms. Wasden thanked the Bylaw Committee for their work and thanked the staff for the work they do.

Dan DeBacco: None

Melissa Park: Mrs. Park thanked the Bylaw Committee for their work and the Delegates' cooperation. Melissa shared that she was impressed by Reston, VA, being interested in shadowing our Association.

Agenda item: Committee Reports **Presenter:** N/A

Discussions:

Delegate Meeting:

Finance Committee: Brice Kahler presented the July 2023 Finances. He presented and discussed the HRCA balance sheet, cash flow statements, and income statements year to date.

Conclusions:

A Motion was made by Dan DeBacco and seconded by Melissa Park to approve the July HRCA financials as presented. Motion carried.

Agenda item: General Manager Report **Presenter:** Mike Bailey

Discussions:

Mike Bailey: Mike reiterated how honoring it was that Reston, VA, wanted to shadow our processes. He also shared that he was invited to speak at a CAI conference in the fall. Mike thanked our legal team, Lindsay Smith and Molly Foley-Healy, for their work alongside the Bylaw Committee.

Agenda item: Continued Business **Presenter:** N/A

Discussions: None

Agenda item: New Business **Presenter:** N/A

Discussions:

- Continued Education Reimbursement: Kurt Huffman requested a \$150.00 reimbursement for a continued education course he participated in. No motion was made to reimburse the continued education course.
- Mike Bailey informed that Homar Alvarado applied to the Finance Committee, and the Committee would like to appoint Homar to the Committee. Staff asked for Board approval to Appoint Homar Alvarado. A motion was made by Dan DeBacco and seconded by Kurt Huffman to approve Homar Alvarado to the Finance Committee. Motion carried.

Agenda item: Delegate Forum **Presenter:** N/A

Discussions:

Homar Alvarado | District 68: Homar thanked the Bylaw Committee members for their work on the amendments. Homar also recognized how the Board and staff handled the voting process.

Colin Campbell | District 115: Colin echoed his appreciation of the process for the Bylaw amendment vote and thanked the Bylaw Committee for their work. Colin thanked Mark Gunther for the tour he hosted at Westridge before the meeting this evening. Colin asked Mike Bailey to consider local media coverage during the Reston, VA visit.

Pattie McGuinness | District 112: Pattie commended on the process of the Bylaw Amendment vote. Ms. McGuinness noted concerns about not funding Director Huffman's reimbursement request.

Agenda item:: Adjournment

Presenter: Monica Wasden

Conclusions: 8:32 p.m.

Respectfully submitted,



Melissa Park, Vice President (Acting Secretary)

Delegate Meeting Minutes

August 22, 2023

6:00 p.m.

Southridge Rec Center

Agenda item: Call to Order **Presenter:** Monica Wasden

Monica Wasden called the meeting to order at 6:02 p.m.

Agenda item: State Demographer – Nancy Gedeon **Presenter:** Nancy Gedeon

Nancy Gedeon, State Demographer, presented a PowerPoint with an overview of Colorado and Douglas County population trends. This presentation provided information based on the Colorado State Census. There was time allotted for questions and answers.

Agenda item: Pledge of Allegiance **Presenter:** Monica Wasden

Monica Wasden led the meeting in the Pledge of Allegiance.

Agenda item: Roll Call/Establishment of Quorum **Presenter:** Theresa Hill

Conclusions:

A quorum was established; 23,702 of 31,934 lots were present.

Agenda item: Proof of Notice of Meeting **Presenter:** Kurt Huffman

Kurt Huffman confirmed the Proof of Notice of Meeting.

Agenda item: Approval of Minutes for the Meeting of the Delegates for the July 18, 2023, Meeting **Presenter:** Monica Wasden

Conclusions:

July 2023 minutes were approved—motioned by Mark Dickerson, representing District 110, and seconded by Colin Campbell, representing District 115. Motion carried.

Agenda item: Member Forum **Presenter:** N/A

Discussion:

Name: None

Agenda item: Bylaw Vote **Presenter:** Bylaw Committee

Discussion:

Mark Dickerson, Chair of the Bylaw Committee, presented each Bylaw Amendment.

Amendment One

Mr. Dickerson presented Amendment One to the Delegate body. Time was provided for Q & A.

Mr. Dickerson motioned to adopt Amendment One, and Pattie McGuinness seconded the motion. Delegates were given time to fill out their ballots, and staff collected the ballot for Amendment One.

Amendment Two

Mr. Dickerson presented Amendment Two to the Delegate body. Time was provided for Q & A.

Mr. Dickerson motioned to adopt Amendment Two, and Ms. McGuinness seconded the motion. Delegates were given time to fill out their ballots, and staff collected the ballot for Amendment Two.

Amendment Three

Mr. Dickerson presented Amendment Three to the Delegate body. Time was provided for Q & A.

Amendment Three: Mr. Dickerson motioned to adopt Amendment Three, and Ms. McGuinness seconded the motion. Delegates were given time to fill out their ballots, and staff collected the ballot for Amendment Three.

Amendment Four

Mr. Dickerson presented Amendment Four to the Delegate body. Time was provided for Q & A.

Mr. Dickerson motioned to adopt Amendment Four, and Dennis Epperly seconded the motion. Delegates were given time to fill out their ballots, and staff collected the ballot for Amendment Four.

Amendment Five

Mr. Dickerson presented Amendment Five to the Delegate body. Time was provided for Q & A.

Mr. Dickerson motioned to adopt Amendment Five, and Mr. Epperly seconded the motion. Delegates were given time to fill out their ballots, and staff collected the ballot for Amendment Five.

Amendment Six

Mr. Dickerson presented Amendment Six to the Delegate body. Time was provided for Q & A.

Mr. Dickerson motioned to adopt Amendment Six, and Ms. McGuinness seconded the motion. Delegates were given time to fill out their ballots, and staff collected the ballot for Amendment Six.

Amendment Seven - Removed

Amendment Eight

Mr. Dickerson presented Amendment Eight to the Delegate body. Time was provided for Q & A.

Mr. Dickerson motioned to adopt Amendment Eight, and Mr. Epperly seconded the motion. Delegates were given time to fill out their ballots, and staff collected the ballot for Amendment Eight.

Agenda item: Board of Directors Report **Presenter:** Monica Wasden

Conclusions: None

Agenda item: General Manager Report **Presenter:** Mike Bailey

Conclusions:

General Manager Mike Bailey presented the following within his report:

Thanked everyone for their input during the Bylaw Amendment process.

Presented a PowerPoint. He shared with the Delegates that the Community Association from Reston, Virginia, has asked to come out and visit with HRCA to emulate what we do in this Community Association.

Informed about the budget season process and a timeline for the budget approval.

Informed that the HRCA has a new Community Partnership with LawnCare Solutions and is providing residents with information about Xeriscaping. Mike also shared that HRCA, alongside Centennial Water, will Xeriscape Westridge.

Inquired if Delegates were interested in having a Delegate/Volunteer Appreciation event in December. Many Delegates were in favor of this event.

Informed that the staff is compiling a list of Guest Speakers for the next year and asked if anyone had suggestions to send to staff. He asked if Delegates would be interested in having the Douglas County Sheriff's Office present at our quarterly meetings; Delegates confirmed interest.

Mike mentioned that the staff hosted a Delegate Orientation for new Delegates on August 11.

Lastly, Mike shared that staff is working alongside Douglas County on Legislation 1137, which removed the ability for HRCA to address those violating covenants adequately.

Mike also thanked staff for the Finance Committee and staff's due diligence on the Bylaw vote.

Agenda item: Department Updates

Presenter: HRCA Staff

Conclusions:

Mark Gunther presented a PowerPoint presentation on the Facilities/Operations Department. He presented pictures of the Eastridge locker room renovation and shared that HRCA has stayed under budget. Pending final inspections, the locker rooms are set to open on time.

Mark also shared that the pools at each facility are back on modified pool hours, which will run through Labor Day. After Labor Day, HRCA will move pool hours to fall/winter hours, closing Southridge and Westridge pools on weekdays from 10:00 a.m. – 3:00 p.m.

On July 31, staff celebrated National Lifeguard Appreciation Day. Mark shared that Eastridge is closed for annual maintenance this week, with many projects and updates occurring. Mark shared a capital reserve update, showing an overview of where the department sits near the end of the budget year and what is still projected.

Agenda item: Continued/New Business

Presenter: N/A

Conclusions:

Continued/New Business: None

Agenda item: Delegate Forum

Presenter: Delegates

Discussion:

Nancy Smith | Delegate District 62: Nancy shared information about the opening of the Senior Center, which opens May 1, 2024. She shared information about inaugural memberships and where to get information about the Senior Center.

Agenda item: Adjournment

Presenter:

Conclusions:

The Meeting of the Delegates was adjourned at 7:56 p.m.

Respectfully submitted,



Melissa Park, Vice President (Acting Secretary)