



Agenda item: Call to Order **Presenter:** Jim Allen

Conclusions:

The meeting was called to order at 8:15 p.m.

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

Conclusions:

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

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 September 2023
- Approval of Architectural Review Committee Minutes from September 2023
- Approval of Finance Committee Minutes from September 2023
- Approval of the 2024 Delegate and Board Meeting Calendar
- Approval of the 2024 Election Cycle Schedule
- Approval of the 2024 Holiday Schedule
- Approval of the 2024 Speaker Schedule

Jim Allen removed the 2024 Speaker Schedule. This item will appear on the November 2023 agenda.

Conclusions:

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

Agenda item: Member Forum **Presenter:**

Discussions: None

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

Discussions:

Dan DeBacco: Director DeBacco thanked the Finance Department and Committee for a wonderful budget season.

Monica Wasden: Director Wasden thanked the Finance Committee and Delegates for their process and work on the budget.

Jim Allen: Director Allen complimented the staff and all the hiring that has happened over the last year and thanked the staff.

Kurt Huffman: Director Huffman requested an update regarding Rabbi Shields and his request to partner on a Hanukkah event. The staff provided an update.

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

Discussions:

Delegate Meeting: None

Finance Committee: Brice Kahler presented the September 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 Monica Wasden to approve the September HRCA financials as presented. Motion carried.

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

Discussions:

General Manager Mike Bailey commented on the following:

Thanked Mark Dickerson for his work with the Highlands Ranch Metro District and for the collaboration both entities have had.

All staff for their diligence in the budgeting process and the way each department has worked alongside Brice Kahler.

Updated the Board on the work happening with Douglas County on delegated authority for covenant controls. *** Update with legislation info.

Reminded the Board of Directors about the recognition ceremony happening on Thursday, October 19, appreciating all people and entities involved in the tornado response.

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

Action: Vote on the 2024 Budget

The 2024 Budget was approved—motioned by Dan DeBacco and seconded by Monica Wasden. Director Huffman opposed the budget. Directors Allen, Wasden, Park, and DeBacco voted in favor. Motion carried.

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

Monica Wasden commented on the cost of legal counsel attending the Board of Directors meeting and if there was a need for them to be present at every meeting.

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

Discussions:

Dennis Epperly | Delegate Districts 2/106: Dennis commented on a discussion from the Delegate meeting addressing Director decorum.

Agenda item:: Adjournment

Jim Allen

Conclusions:

The Board of Directors Meeting was adjourned at 8:37 p.m.

Respectfully submitted,



Kurt Huffman, Secretary

Delegate Meeting Minutes

October 17, 2023

6:00 p.m.

Southridge Rec Center

Agenda item: Call to Order **Presenter:** Jim Allen

Jim Allen called the meeting to order at 6:02 p.m.

Agenda item: Douglas County Sheriff's Office **Presenter:** Captain Phil Domenico

Captain Phil Domenico, Douglas County Sheriff's Office, presented a PowerPoint with an overview of the status of the Sheriff's Offices within Douglas County and Highlands Ranch. He shared statistics about the different Districts the Sheriff's Office covers, calls for service, crime, and traffic. There was time allotted for questions and answers.

Agenda item: Pledge of Allegiance **Presenter:** Jim Allen

Jim Allen led the meeting in the Pledge of Allegiance.

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

Conclusions:

A quorum was established; 23,917 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 September 19, 2023, Meeting **Presenter:** Jim Allen

Conclusions:

September 2023 minutes were approved—motioned by Andy Jones, representing District 25, and seconded by Elizabeth Strock, representing District 16. Motion carried.

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

Discussion:

Paula Smith | 8867 Forest Drive: Paula a statement from Susan Meek, the current Douglas County School Board member. Her letter shared her support of the current Douglas County School Board and 5A and 5B initiatives.

Brad Geiger | 3524 Meadow Creek Place: Brad addressed his candidacy for Douglas County School Board.

Agenda item: Board of Directors Report

Presenter: Jim Allen

Conclusions:

Board President Jim Allen presented the following within his report:

An overview of proposed one-minute Board of Director comments.

An update on the Bylaws Amendment vote.

Agenda item: General Manager Report

Presenter: Mike Bailey

Conclusions:

General Manager Mike Bailey presented the following within his report:

A reminder of the Back the Backcountry event on November 9 with the purpose of raising funds for the Backcountry 501c3.

An overview of the Hunt of a Lifetime in 2023.

A pool usage update and the efforts HRCA Human Resources has taken to improve recruitment endeavors.

A report of an incident that occurred at Northridge where staff were required to use their safety and life-saving training.

An overview of the Guest Speaker schedule for 2024.

Agenda item: Department Updates

Presenter: HRCA Staff

Conclusions: None

Agenda item: Continued Business

Presenter: N/A

Conclusions:

Action: Vote on the 2024 Budget

Brice Kahler presented an updated budget presentation. There was time allotted for Delegate questions and answers.

The 2024 Budget was approved—motioned by Greg Herman, representing District 17, and seconded by Andy Jones, representing District 25. A lot count was conducted – 19,814 Delegate District voted in favor, 3,937 opposed, and 166 abstentions. Motion carried.

Agenda item: New Business

Presenter: N/A

Conclusions:

Action: Vote on the 2024 Board and Delegate Meeting Schedule

The 2024 Board and Delegate Meeting Schedule was approved—motioned by Greg Herman, representing District 17, and seconded by Dennis Epperly, representing Districts 2/106. Motion carried.

Action: Vote on the 2024 Delegate Guest Speaker Schedule. Removed by the Delegate body. Will be presented on the November 2023 Agenda.

The Delegates, motioned by Laura Eicher, representing District 80, and seconded by Colin Campbell, representing District 115, requested one-minute Board of Director comments be added to the Delegate Agenda. A majority of the Delegate body was in favor of the motion. Motion carried.

Discussion:

Director Discussion: Director Huffman addressed Director decorum among the Board.

Agenda item: Delegate Forum

Presenter: Delegates

Discussion:

Elizabeth Strock | Delegate District 16: Elizabeth shared concerns within her neighborhood and wanted to know if there could be different regulations for rentals/rental agencies.

Andy Jones | Delegate District 25: Andy shared about the Highlands Ranch Metro District and planning for Toepfer Park. Andy shared his candidacy for the Douglas County School Board.

Mark Dickerson | Delegate District 110: Mark thanked Mike Bailey and Brian Sheppelman regarding work on the Bylaws Amendment communication and a Sub-Association reminder.

Jim Allen responded to Kurt Huffman's Director Decorum comments.

Agenda item: Adjournment

Presenter:

Conclusions:

Motioned by Dennis Epperly, representing Districts 2/106, and seconded by Mark Dickerson, representing District 110. The Meeting of the Delegates was adjourned at 8:10 p.m.

Respectfully submitted,



Kurt Huffman, Secretary