

# HIGHLAND RANCH HOMEOWNERS ASSOCIATION

## BOARD MEETING MINUTES

OCTOBER 15, 2009

MEMBER COMMENTS: Judi Jensen had her house painted and Compliance Officer was in approval.

### Call to Order

The meeting was called to order at 6:30 p.m. by President Bob Kemp. A quorum was established with the presence of Bob Kemp, President; Ric Karau, Vice President and Diane Nielsen, Treasurer. Charles Woodland, Director was excused. Penne Henry, CAM, was also present. Su Kemp, non-board member, took the minutes.

### Minutes

The minutes of September 17, 2009 were reviewed. With a motion by Diane Nielsen to accept the minutes with corrections and seconded by Ric Karau, the minutes were unanimously approved.

### Treasurer's Report

Diane reported that \$146,000 is in the money market. She will call Steve Nease tomorrow, October 16, 2009, to see what interest rates are available.

Delinquencies on assessments are way down from \$64,573 to \$58,725. Ric motioned to approve the financial statements, Bob seconded and all were in favor.

### Manager's Report

Penne reported that there wasn't anything new to report. Houses are selling more frequently.

The last letters just went out regarding the stain and that it must be picked up as soon as possible. After January 1, 2010, homeowners will have to purchase their own stain.

### Board Items

#### A. Old Business

1. A response has finally been received from Gayle regarding the Klondike Extension. Gayle isn't sure that HRHOA has a case to pursue. Ric motioned to have Gayle draft a demand letter to LifeStyle Homes requesting completion of the section of Klondike going from 5th to 7<sup>th</sup>. Diane seconded and all were in favor.
2. Bob motioned that we postpone the split rail fencing issue along Klondike until we get a response from Gayle or LifeStyle Homes. Diane seconded and all were in favor.

B. New Business

1. Vote on Resolutions for Investment and Collection Policies.  
These need to be approved before the next newsletter goes out. Penne will call Gayle tomorrow, October 16, 2009. Bob motioned to approve the resolutions for investment and collection policies, Diane seconded and all were in favor.
2. Vote on Operating and Reserve Budgets for 2010, budget does not use money from fines and fees. Assessments were not raised and we still have a good budget. Ric motioned to approve the budget with one correction, Diane seconded and all were in favor.

Executive Issues

Kathleen DeGrado's performance has been reviewed and a 50¢ per hour raise had been recommended. Bob motioned to give Kathleen her raise, Ric seconded and all were in favor.

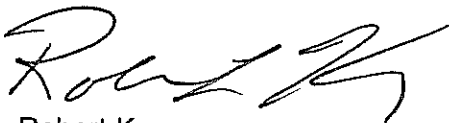
Non-Action Items

Since it is uncertain as to whether Clarice will be back, a secretary is needed. If need be a combination of treasurer/secretary or vice president/secretary will suffice. The minutes need to be signed by a board member. Bob asked that this issue be added to next month's agenda.

The computer for Penne is still budgeted for next year, is not an issue at this time and will be tabled until January 2010.

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With no further issues to discuss, Diane motioned to adjourn the meeting. Ric seconded and all were in favor. Meeting was adjourned at 7:06 p.m.



Robert Kemp  
President

By Su Kemp