

**SETTLERS VILLAGE SUBASSOCIATION  
PUBLIC MEETING OF THE BOARD OF DIRECTORS  
JANUARY 24, 2006  
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, January 24, 2006 at the Eastridge Recreation Center, 9568 South University Blvd., Highlands Ranch, CO 80130.

**I. ESTABLISH A QUORUM:** Present at the meeting were:

Molly Davis – Vice President	Scott Young – Assistant Treasurer
Jim Coburn – Treasurer	
Peggy Cushing – Secretary	Brian Sheppelman – HRCA financial officer and SV property manager
Jane Moylan – Assistant Secretary	

Fred Mast, President and Don Shanahan, Director were absent from the meeting. The following homeowners were in attendance:

Cindy Foos  
Marion and Gerri Alleman

**II. CALL TO ORDER:** With a quorum present, Molly Davis called the meeting to order at 6:30 P.M.

**III. APPROVAL OF MINUTES:** Molly Davis made a motion to dispense with the reading of the minutes. The board approved. Peggy Cushing made a correction to the minutes and Jim Coburn made a motion to approve the minutes as corrected. Jane Moylan seconded the motion. There was unanimous approval.

**IV. OFFICER AND COMMITTEE REPORTS:**

- A. PRESIDENT'S REPORT: Molly Davis reported for Fred Mast that the website is late in going online, but development of the site is proceeding.
- B. TREASURER'S REPORT: Jim Coburn announced that a new reserve plan would be implemented after the reserve study is complete. Brian Sheppelman gave the November and December financial reports. **Peggy Cushing made a motion to approve the reports. Jim Coburn seconded the motion. The motion passed with unanimous approval.**
- C. ACC Report: Brian Sheppelman announced that there are three or four issues before the committee.
- D. GROUNDS COMMITTEE/HOLIDAY DECORATIONS: Peggy Cushing reported no new business.
- E. MANAGER'S REPORT: Brian Sheppelman announced that many rabbit holes have been sealed as directed. Urban Farmer did a litter pick up the end of December, but was not as responsive as Colorado Green Grass. Standard Pacific will continue to investigate the drainage problems at 9431 CLW. There have been many comments and complaints regarding the work of Bomar Painting. Final payment will not be made until after a complete walk-thru and inspection of all items on the punch list. Brian reported he has completed multiple inspections and walk-thrus with board members on December 16, 2005 and January 20, 2006. Total Property has repaired a number of front entrance pillars and will repair rock fascia on some buildings when warmer weather returns. Colorado Green Grass has completed deep root watering

of the trees. Radiant Light continues to do light inspections. Brian announced he is receiving bids for the reserve study and the landscape contract. There are three work orders out for building and grounds repairs. Molly Davis agreed to do the walk-thru in February.

**V. OLD BUSINESS:**

- A. DRAINAGE AT 9431 CROSSLAND WAY: Brian announced that Standard Pacific would continue with the warranty work when the weather improves.

**VI. NEW BUSINESS:**

- A. INVESTMENT LADDER DISCUSSION: **Peggy Cushing made a motion to direct Jim Coburn and Scott Young to establish an investment ladder with six month, nine month and twelve month certificates of deposit for \$120,000.00. Jane Moylan seconded the motion and there was unanimous approval.**
- B. RESERVE STUDY: Brian Sheppelman submitted bids for the reserve study. **Jim Coburn made a motion to accept the bid from Borne Engineering. Jane Moylan seconded the motion. Motion approved unanimously.**
- C. LANDSCAPE BIDS: The board and property manager had a discussion on what to include in the letter to landscape contractors. A number of recommendations were made.
- D. RABBIT DISCUSSION: Jim Coburn spoke about the rabbit situation in Settlers Village, and announced that he had budgeted \$4,000.00 for live trapping for a six-week trial period. A lively discussion followed. **The issue was tabled until a time when the whole board is in attendance.**
- E. 2006 BUDGET ROLLOVER RESOLUTION: The resolution was discussed and **Scott Young made a motion to approve the resolution. Jim Coburn seconded the motion. The motion was approved unanimously.**
- F. 2005 AUDIT PROPOSAL: The proposals were reviewed. **Scott Young made a motion to approve the audit bid from Holben, Cooper, Christian, Hay and Hussman. Peggy Cushing seconded the motion. There was unanimous approval.**

**VII. HOMEOWNER FORUM:**

Cindy Foos asked questions regarding direct mailing to residence, use of the website calendar and garage sale sponsorship. The board agreed that anyone living in Settlers Village could place events on the calendar, sponsor a garage sale twice a year, and mail directly to Settlers Village residents.

Marion and Gerri Alleman expressed appreciation for snow shoveling after the last storm.

**VIII. ADJOURNMENT: Jane Moylan made a motion to adjourn. Scott Young seconded the motion, and the meeting was adjourned with unanimous approval at 7:45 P.M.**

Respectfully submitted,

Peggy Cushing  
Secretary  
Settlers Village Subassociation