

**SETTLERS VILLAGE SUBASSOCIATION  
PUBLIC MEETING OF THE BOARD OF DIRECTORS  
MARCH 28, 2006  
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, March 28, 2006 at the Eastridge Recreation Center, 9568 South University Blvd., Highlands Ranch, CO 80130.

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

Fred Mast – President  
Molly Davis – Vice President  
Jim Coburn – Treasurer  
Peggy Cushing - Secretary

Don Shanahan – ACC Coordinator  
Scott Young – Asst. Treasurer  
Brian Sheppelman – HRCA financial officer  
and property manager

With a quorum present, Fred Mast called the meeting to order at 6:33 P.M. Jane Moylan was absent from the meeting.

Homeowners in attendance:  
Marion Alleman

**II. PROOF OF NOTICE:** Fred Mast announced the meeting time and place had been posted on the mailboxes.

**III. MINUTES FROM MARCH 28, 2006:** Peggy Cushing made a correction to the minutes for March 28. **Molly Davis made a motion to approve the minutes as corrected. Jim Coburn seconded the motion. The minutes were unanimously approved as corrected.**

**IV. OFFICER/COMMITTEE CHAIR REPORTS:**

- A. Presidents Report** – Fred Mast congratulated Brian Sheppelman for his successful completion of the Community Association Institute certification process and announced Brian is now a Certified Manager for Community Associations. Homeowners may contact individual board members and/or the manager through the website. Approved monthly financials, minutes, rules and regulations, and bylaws are now accessible online at [www.settlersvillagehr.com](http://www.settlersvillagehr.com). The website is 90% complete.
- B. Treasurer's Report** - Scott Young presented the Treasurers report. Scott and Jim Coburn answered questions. Jim Coburn announced an insurance settlement of \$5,455.00 for lost trees. **Molly Davis made a motion to accept the Treasurers Report. Peggy Cushing seconded the motion and the motion passed unanimously.**
- C. ACC Report** – Don Shanahan announced there is one outstanding request for the committee to consider.
- D. Grounds Committee** – Peggy Cushing announced that a number of trees have exposed roots due to the deterioration of the tree rings. The April 9 board walk - thru of the community will establish the condition of the grounds. The Grounds Committee will meet with Jim Coburn to determine the best use of insurance money from the damaged trees.

**E. Managers Report** – Brian Sheppelman announced that HRCA would act as a broker to get insurance quotes for the April meeting. Fred Mast suggested that bids be taken for the concrete work deferred last fall. (The manager's report is attached hereto and made a part of these minutes)

**V. OLD BUSINESS:**

- A. Drainage mitigation at 9431 Crossland Way** - Brian has been in contact with Standard Pacific to resolve the drainage issue at 9431 Crossland. The work continues.
- B. Reserve Study update** – Borne Engineering is in the process of compiling the reserve study.
- C. Landscape contract update** – The landscape proposal with Colorado Green Grass was taken to the Settlers Village attorney to be rewritten. Colorado Green Grass agreed to pay 50% of the attorney's fees and agreed to the contract written by the attorney. The landscape contract contains a \$1,000,000.00 indemnity clause and Settlers Village has a 90-day termination clause. **Jim Coburn made a motion to ratify the Colorado Green Grass contract. Molly Davis seconded the motion. The motion was approved unanimously.**
- D. Building Signs for Emergency Responders** – Don will contact Vista Graphics regarding address directional signs for the units not readily visible north of Trailhead. Don will do further investigation on the driveway/fire lane issue.
- E. Wildlife control** – Fred Mast asked if the board would like to comment on the issue. Scott Young would like to see a contract for live trapping of rabbits. Jim Coburn is interested in a trial period. Don Shanahan is interested in live - trapping of rabbits. Molly Davis is not in favor of live trapping as there are foxes and coyotes in the area. Peggy Cushing is interested in a trial period.

**VI. NEW BUSINESS:**

- A. Bark party:** Fred Mast reported the bark areas of the community are in bad shape and he is interested in organizing a community bark party, at which time, home owners would come together to distribute new bark in the tree rings and beds. Brian Sheppelman will get an estimate of how much bark is needed to replenish the bark areas and work with Fred Mast and Peggy Cushing to coordinate the event.

**VII. HOMEOWNER FORUM:** It was requested that the board have Colorado Green Grass adjust the sprinklers to better cover the grass areas and reduce sprinkling on sidewalks and porches.

**VIII. Adjournment:** **Molly Davis made a motion to adjourn the meeting and Peggy Cushing seconded the motion. There was unanimous agreement and the meeting was adjourned at 8:35 P.M.**

Respectfully submitted,

Peggy Cushing  
Secretary  
Settlers Village Subassociation

SETTLERS VILLAGE SUBASSOCIATION  
Management Report  
March 28, 2006

Financials:

February 2006 Financials have been completed

Property items:

1. Standard Pacific was scheduled to meet me about the drainage issue on Crossland Way on March 13<sup>th</sup> but did not show. The person I was going to meet had a family emergency and left town. We have rescheduled to meet at 9:00 am on March 27, 2006
2. I have contacted AVI about the gutter cleaning and they have not sent me a quote as of this letter. I have received another name of a reputable roofer and have contacted them for a quote.
3. The updated grounds contract for Colorado Green Grass was approved by Colorado Green Grass. We will get the contract signed at the Board of Directors Meeting.
4. I have had 3 calls regarding birds nest in the eaves and gutters of the homes. I would like to talk about how to approach this at the board meeting.
5. I have done multiple site inspections as specified and walked the property with Jane Moylan on March 13, 2006
6. I will need to schedule an April walk through with a board member
7. Radiant light has continued to do light inspections. Radiant light apologized to the homeowner that had the light missed for almost a month. We are going to replace 6 of the low profile lights and 1 alley pole light. They have had to order the lights.
8. I have sent out 3 letters regarding dog poop not being picked, 1 letter about dumping of substances in the alley and 1 letter regarding parking in the alleys.
9. I have talked to the Peggy Zack here at HRCA regarding Insurance. We are working on putting together an RFP to go out to the three companies we use. Your current Insurance representative has only been able to get Travelers to bid.
12. I have talked to the company that did our concrete work last year and they will be doing work at Gleneagles early in the spring and would like to see if we need to do any at the same time. We will look more at the concrete on the April walk through with a board member
13. American Mechanical came out and checked the two buildings with water pressure complaints. One building had adequate pressure. We had to rebuild the pressure reducing valve at the other building. The material cost for rebuilding was considerable less that purchasing a new valve. With labor on 4 different days the total bill went over my spending limit. I will get board approval to pay.
14. We had two roofs leaking into homeowners kitchens. Both leaks have been repaired and I am getting quotes for drywall repairs to one of the homes.
15. In an effort to reduce cost. I handed out the full financial packet to the President and both Treasures. In the board packet I will only hand out the Financial Statement Overview, Balance Sheet and the Income Statement.
16. I have not received a call back from Vista Graphics concerning the emergency responder address signs. I have left multiple messages.

Respectfully submitted

Brian Sheppelman  
Highlands Ranch Community Association, Subassociation Services