

**SETTLERS VILLAGE SUBASSOCIATION
PUBLIC MEETING OF THE BOARD OF DIRECTORS
APRIL 25, 2006
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, April 25, 2006 at the Eastridge Recreation Center, 9568 South University Blvd., Highlands Ranch, CO 80126.

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

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

Jane Moylan, Assistant Secretary
Don Shanahan, ACC coordinator
Brian Sheppelman, HRCA financial officer and property manager

Scott Young, Assistant Treasurer, was absent from the meeting.

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

III. READING OF THE MINUTES FROM MARCH 28, 2006. Jim Coburn made a motion to approve the minutes of the March 28, 2006 meeting. Molly Davis seconded the motion. With unanimous agreement, the minutes were approved.

IV. OFFICER/COMMITTEE CHAIR REPORTS:

A. President's Report: Fred Mast announced the website is completed with all of the Senate Bill 100 requirements met. An HOA amenities page is not required. Brian Sheppelman will administer control of the website, and some details of the website need to be addressed. Homeowners can access the website at settlersvillagehr.com.

B. Treasurer's Report: Jim Coburn announced that the last part of the CD ladder needs to be completed by May 15. He is planning to take \$40,000.00 from the Wells Fargo and Vanguard accounts to fund the ladder. Jim reported the operating income is favorable to the association. **Jim Coburn made a motion to pay for the taxes on the reserve account from the reserve account. Fred Mast seconded the motion. There was unanimous approval from the board.** Brian Sheppelman went over the financials for the month and announced he has contacted Peliton, Talty and Philadelphia insurance companies for bids to insure Settlers Village. Brian hopes to have more information by the May meeting. **Jane Moylan made a motion to accept the treasurer's report and the financials for March. Molly Davis seconded the motion, and the motion passed with unanimous approval.**

C. ACC Report: Don Shanahan reported there are no issues at the present time.

D. Grounds Report: Peggy Cushing announced that Molly Davis, Barbara Bradford, and Nancy Barbour have agreed to serve on the committee. There was discussion over landscaping issues. Brian Sheppelman agreed to ask Colorado Green Grass to submit a landscape plan. Discussion followed regarding flowers at the entrances. Brian will ask Colorado Green Grass for recommendations.

E. Manager's Report: Brian Sheppelman gave his report. The report is attached to these minutes. Brian asked for a board volunteer to accompany him on the monthly walk-thru. Peggy Cushing volunteered for the walk-thru.

V. Old Business:

- A. **Drainage mitigation at 9431 Crossland Way.** Brian Sheppelman announced that there has been no resolution to the situation. Brian will contact Standard Pacific again.
- B. **Reserve study update:** Brian reported the board has received the preliminary reserve study from Borne Engineering and met April 19 to review the study.
- C. **Bark Party update:** Fred Mast will call Colorado Green Grass to find out the cost for augmenting the tree rings and the other common areas requiring bark. **Jim Coburn made a motion to limit to \$10,000.00 the cost for bark and labor to replenish the bark beds in the community. The motion was seconded and passed.**
- D. **Building Signs for Emergency Responders update:** Brian reported the signs should be installed next week.
- E. **Wildlife control:** There was discussion regarding trapping of rabbits, the damage caused by rabbits, the presence of natural predators, results of the homeowner poll taken regarding trapping of rabbits, how trapping would be explained to homeowners, and the responsibility the board has in caring for and protecting homeowner investments. Each board member was asked to express an opinion. After the discussion, **Jim Coburn made a motion to hire All American Wildlife Control for 26 days to live trap rabbits, move them outside the community and release them in the wild. Don Shanahan seconded the motion. The motion passed with Jim Coburn, Fred Mast, Don Shanahan and Peggy Cushing voting for the motion. Jane Moylan opposed the motion and Molly Davis abstained.**
- F. **Upkeep, repair and replacement of porches, decks, etc.:** Brian Sheppelman announced that the board has sought legal opinion regarding the responsibility for repair and maintenance of porches, patios, decks, window wells, and window well covers. The opinion from the association attorney is that the responsibility for repair and maintenance lies with the homeowners. Fred Mast directed Brian to draft a letter to the homeowners explaining the responsibility.

VI. **New Business:** Brian Sheppelman asked for signatures from various board members on required legal paper work.

- VII. **Homeowner Forum:** As there were no homeowners present other than the board members, there were no issues to discuss at the Forum.
- VIII. **Adjournment:** With all business completed, Fred Mast asked for a motion to adjourn. **Molly Davis made a motion to adjourn the meeting. Jim Coburn seconded the motion. There was unanimous agreement and the meeting was adjourned at 8:25 P.M.**

Respectfully submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation

SETTLERS VILLAGE SUBASSOCIATION
Management Report
April 25, 2006

Financials:

March 2006 Financials have been completed

Property items:

1. Standard Pacific has not given me an update yet on the drainage mitigation.
2. I have contacted AVI about the gutter cleaning and they have not sent me a quote of \$5,862.00 to clean all the gutter and downspouts. I am still waiting on a bid from The Roof & Gutter Guys.
3. Colorado Green Grass has started work. I have only had three calls regarding sprinkler problems and have received no follow-up complaints.
4. I have All American Wildlife Control doing some Starling nest mitigation and Vole mitigation work. I do not believe it is done yet and have not received an invoice yet.
5. I have done multiple site inspections as specified and walked the property with Fred Mast on March 31, 2006 and the entire Settler's Village Board on April 9, 2006
6. I will need to schedule a May walk through with a board member
7. Radiant light has continued to do light inspections. I had one complaint of a light being out for a long period of time for this month. We have replaced several low profile lights and one alley pole light also.
8. I have talked to the homeowner at 6203 Trailhead about political signs. I have sent him the section of the state law that pertains to this issue and was told by the homeowner that he would take the signs down once he reviews those. I have received 2 written complaints about this issue. With those complaints we will be well on our way to other actions should said homeowner not remove the signs.
9. We are preparing a RFP for Insurance bids.
12. We have repaired 2 roofs due to shingles missing in the Silver Spur area.
13. I am in the process of having an RFP sent out for Deck repairs and staining.
14. The drywall repair has been completed from last month's roof leak.
15. I have resumed reserve transfers as requested.
16. I have received a call back from Vista Graphics concerning the emergency responder address signs. They should be done soon.

Respectfully submitted

Brian Sheppelman
Highlands Ranch Community Association, Subassociation Services