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**SETTLERS VILLAGE SUBASSOCIATION  
PUBLIC MEETING OF THE BOARD OF DIRECTORS  
AUGUST 22, 2006  
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, August 22, 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:

Jane Moylan, President  
Molly Davis, Vice President  
Peggy Cushing, Secretary

Gary Semro, Treasurer  
Brian Sheppelman, property manager  
and HRCA financial officer

With all board members present and a quorum established, Jane Moylan called the meeting to order at 6:35 P.M.

**HOMEOWNERS IN ATTENDANCE WERE:**

Tony and Bobbi Marinucci  
Don Shanahan  
Barbara Bradford  
Christa Flaherty

Gerri Alleman  
Ginger Nixt  
Mickey DeTemple

- II. PROOF OF NOTICE:** The date and time of the meeting have been posted on the mailboxes and on the association website, [settlersvillagehr.com](http://settlersvillagehr.com).
- III. READING OF THE MINUTES:** Molly Davis made a motion to dispense with the reading of the minutes and to accept the minutes of July 25, 2006, as presented. Gary Semro seconded the motion and there was approval. Peggy Cushing abstained from voting, as she was not in attendance at the July meeting.
- IV. OFFICER/COMMITTEE CHAIR REPORTS:**
- A. President's Report:** There was no President's report.
  - B. Treasurer's Report:** Brian Sheppelman gave the Treasurer's report. **Molly Davis made a motion to accept the report. Gary Semro seconded the motion and there was unanimous agreement.**
  - C. AC/L Committee Report:** The report was submitted to the board and discussion followed regarding the process to be followed if changes to applications are made before approval is granted by the board. Discussion continued on recommendations presented to the board. **Gary Semro made a motion to accept all recommendations presented. Peggy Cushing seconded the motion. The recommendations were approved. Molly Davis abstained from voting due to a conflict of interest.** AC/L Committee meetings are scheduled for the second Monday every month.
  - D. Manager's Report:** Brian Sheppelman gave his report and discussion followed.

V. **OLD BUSINESS:**

- A. **Drainage mitigation at 9431 Crossland Way.** Brian Sheppelman has asked
  - o Colorado Green Grass for a proposal and quote.
- B. **Building signs for emergency responders.** The required signs will cost \$130.00 per sign, with shipping. Brian Sheppelman will research installation of the signs.
- C. **Benches.** Brian Sheppelman gave a history of the bench issue. After discussion, Molly Davis made a motion to purchase three – 4 foot benches, at \$325.00 per bench, green in color, to be installed in the ground, at locations spread out in the community. Gary Semro seconded the motion and there was unanimous approval. The AC/L Committee should submit a recommendation for locations.
- D. **Tree replacement discussion.** Molly Davis agreed to check with Pine Lane
  - o Nursery regarding the cost and availability of trees appropriate for Settlers Village.
- E. **Concrete work.** Brian Sheppelman announced that concrete work is to be completed by the end of September.

VI. **NEW BUSINESS:**

- A. **Annual picnic.** Ginger Nixt announced the annual picnic will be held Thursday, September 7, 2006 in the large grass area on the west side of the community, south of Trailhead. Bennett's Barbeque will provide the food again this year.
- B. **Signature cards.** Brian Sheppelman requested that the board sign new signature cards for financial transactions.

- VII. **HOMEOWNER FORUM:** The issue of establishing standards for repair and maintenance of decks, patios, porches and window wells was discussed. Tree rings around the trees north of the trickle ditch have not been maintained and thistles are in need of spraying. Brian Sheppelman announced that an insurance agent would attend the annual meeting in December to answer questions. Also, Brian announced he would be receiving his professional certificate in October.

- VIII. **ADJOURNMENT:** Peggy Cushing made a motion to adjourn the meeting. Molly Davis seconded the motion. All agreed, and the meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Peggy Cushing,  
Secretary  
Settlers Village Subassociation