

**SETTLERS VILLAGE SUBASSOCIATION
PUBLIC MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 26, 2006
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, September 26, 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 6:31 P.M.

HOMEOWNERS IN ATTENDANCE WERE:

Don Shanahan

Dave Taylor (contractor representing a homeowner)

G. Staufer

Barbara Bradford

- II. PROOF OF NOTICE:** The date and time of the meeting have been posted on the mailboxes and on the association website, settlersvillagehr.com.
- III. READING OF THE MINUTES:** Gary Semro made a motion to dispense with the reading of the minutes and to accept the minutes of August 22, 2006, as presented. Molly Davis seconded the motion and there was unanimous approval.
- IV. OFFICER/COMMITTEE CHAIR REPORTS:**
- A. President's Report:** Jane Moylan informed the homeowners that the board meets in executive session prior to the public meeting. Jane also announced that Settlers Village lost the lawsuit with GroundMasters and were ordered to pay GroundMasters \$14,100.00, including attorney fees.
- 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 there was discussion on recommendations presented to the board. Jane Moylan made a motion to conditionally approve a handicap ramp at 9541 Silver Spur, with the deck size remaining the same, a hand rail installed along the cement walk, a building permit from Douglas County is obtained, and the homeowner paying for tree and bush removal. Gary Semro seconded the motion. The motion was approved. Molly Davis made a motion to approve the request for the homeowner to plant trees at 6545 Trailhead Road. Gary

Semro seconded the motion and the action was approved. Gary Semro made a motion to approve clear plastic window well covers requested by a homeowner. Peggy Cushing seconded the motion and there was approval. Molly Davis abstained from voting due to a conflict of interest.

D. Manager's Report: Brian Sheppelman gave his report and discussion followed. The Manager's Report is attached.

V. OLD BUSINESS:

- A. Drainage mitigation at 9431 Crossland Way.** Molly Davis made a motion to approve the drainage mitigation plan submitted by Colorado Green Grass for 9431 Crossland. Gary Semro seconded the motion. There was unanimous approval.
- B. Xeriscape bid for 9431 thru 9433 Crossland Way.** Peggy Cushing made a motion to approve the xeriscape plan submitted for the area adjacent to 9431 Crossland. Gary Semro seconded the motion, and the motion was approved with Jane Moylan abstaining, due to a conflict of interest.
- C. Building signs for emergency responders.** Brian Sheppelman announced the required signs have arrived and will be installed within the month.
- D. Benches.** Peggy Cushing made a motion to approve installation of the three benches at the locations recommended by the AC/L committee. Molly Davis seconded the motion and there was unanimous approval.
- E. Tree replacement locations.** After brief discussion, Molly Davis made a motion to approve the locations and replacement trees recommended by the AC/L committee, with a blaze maple planted instead of a silver maple at 6103 Trailhead Road. Gary Semro seconded the motion. And there was unanimous approval.
- F. Painting and Rock Fascia update.** Brian Sheppelman announced that the painting and rock fascia work is nearing completion.
- G. Newsletter update.** Jane Moylan and Peggy Cushing will be meeting to put together a newsletter.

VI. NEW BUSINESS:

- A. Signature cards.** Brian Sheppelman requested that the board sign new signature cards for financial transactions.
- B. 2007 draft budget.** Brian Sheppelman distributed a rough draft of the 2007 budget and explained that the months of October and November will be spent fine-tuning the budget, with final approval of the budget to be decided by the homeowners at the December Annual meeting, Tuesday, December 12.
- C. Tree fertilization proposal.** After discussion of the tree fertilization proposal submitted by Colorado Green Grass, **Peggy Cushing made a motion to accept the Colorado Green Grass proposal, with the Ponderosa pines not included in the deep watering schedule and the charges adjusted for the change. Gary Semro seconded the motion. There was unanimous approval.**
- D. Rule and Regulation rewrite.** A copy of the Rules and Regulations was distributed to each board member.
- E. Audit.** Brian Sheppelman explained the procedure used by HRCA to obtain an audit for Settlers Village, and briefly explained the findings of the audit company. **Gary Semro made a motion to accept the audit for 2005. Peggy Cushing seconded the motion and there was unanimous approval.**
- F. Snow Removal contract.** Brian Sheppelman reviewed the current snow removal contract. Walks will be shoveled when there are two inches or more of snow.

Driveways will be plowed when snow reaches four inches in depth. Douglas County is responsible for maintenance of the streets.

- VII. **HOMEOWNER FORUM:** Barbara Bradford asked if Settlers Village has scheduled a large item and hazardous material trash removal day. Barbara volunteered to get information for such an event. The Metro Districts communication regarding Cheese Ranch was discussed. A meeting for additional discussion is scheduled for Wednesday, September 27, 6:00 P.M. at the Eastridge Recreation Center. **Jane Moylan made a motion that the Settlers Village board recommends no changes in the Cheese Ranch. Gary Semro seconded the motion. There was unanimous approval.**
- VIII. **ADJOURNMENT:** Molly Davis made a motion to adjourn the meeting. Gary Semro seconded the motion. All agreed, and the meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation