

**SETTLERS VILLAGE SUBASSOCIATION
PUBLIC MEETING OF THE BOARD OF DIRECTORS
DECEMBER 12, 2006
7:50 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, December 12, 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
Peggy Cushing, Secretary
Molly Davis
Julie Gall

Gary Semro, Treasurer
David Steiber
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 7:50 P.M.

Numerous homeowners attending the Annual Meeting of Members remained for the Public Meeting of the Board of Directors, which immediately followed the Annual Meeting.

II. PROOF OF NOTICE: The date and time of the meeting had been posted on the mailboxes as of Friday, December 8, and on the association website, *settlersvillagehr.com*.

III. READING/APPROVAL OF THE MINUTES: Molly Davis made a motion to dispense with the reading of the minutes of November 14, 2006 and to approve the minutes as presented. David Steiber seconded the motion and there was unanimous approval.

IV. OFFICER/COMMITTEE CHAIR REPORTS:

A. President's Report: Jane Moylan did not have a president's report.

B. Treasurer's Report: Brian Sheppelman gave the Treasurer's report. Please see the attached report. **Peggy Cushing made a motion to accept the financial report. Gary Semro seconded the motion and there was unanimous agreement.**

C. AC/L Committee Report: There was nothing new reported.

D. Manager's Report: Brian Sheppelman submitted his report, announcing three homeowners have been issued violation letters, two for pet violations and one for exterior modifications without approval. Bomar has completed the interior painting repairs required after damage from leaky roofs. AVI has completed some roof repairs. Colorado Green Grass has completed the fall clean up. Julie Gall

volunteered to walk with Brian for the December walk-thru. The Manager's Report is attached.

V. OLD BUSINESS:

A. Newsletter Update: Brian Sheppelman announced the newsletter is to be mailed soon.

B. Rules and Regulations Update: Mr. Sheppelman explained that the *Settlers Village Rules and Regulations* do not address political signs as required by state law. In January, the board will address this issue.

VI. NEW BUSINESS:

A. Election of Board of Directors Positions: Molly Davis will continue to serve as vice-president; Julie Gall will act as assistant secretary, and Dave Steiber will serve as assistant treasurer.

VII. HOMEOWNER FORUM: Trash collection and the painting schedule of buildings were the concerns voiced during the forum. Brian Sheppelman asked that homeowners call him **immediately** if they observe a sanitation worker going through the trash. Brian can be reached at **303-471-8841 or 720-224-5365**. Identity theft is a growing problem and reporting an incident may help you or your neighbor. Brian explained the schedule for painting the buildings and announced that some buildings were painted one year in advance of the approved schedule because of major issues with their condition. The painting plans for 2007 are to proceed with the approved schedule, with completion of phase one. Major issues outside of phase one should be reported to the property manager.

VIII. ADJOURNMENT: Molly Davis made a motion to adjourn the meeting. Gary Semro seconded the motion. All agreed, and the meeting was adjourned at 8:25 P.M.

Respectfully Submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation

12-12-06