

**SETTLERS VILLAGE SUBASSOCIATION
PUBLIC MEETING OF THE BOARD OF DIRECTORS
MAY 22, 2007
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, May 22, 2007 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
Julie Gall, Asst. Secretary

David Steiber, Asst. Treasurer
Brian Sheppelman, Property Manager &
HRCA Financial Officer

Molly Davis and Gary Sermon were absent from the meeting.

With a quorum in attendance, Jane Moylan called the meeting to order at 6:30 P.M.

Other homeowners present at the meeting were:

Barbara Bradford Bobbi Marinucci

PROOF OF NOTICE: The date and time of the meeting had been posted on the mailboxes as of Friday, May 18, and on the association website, settlersvillagehr.com.

II. READING/APPROVAL OF THE MINUTES:

- A. David Steiber made a motion to approve the minutes as presented for March 27, 2007. Peggy Cushing seconded the motion and there was unanimous approval.
- B. David Steiber made a motion to approve the minutes as presented for April 24, 2007. Peggy Cushing seconded the motion and there was unanimous approval.
- C. Julie Gall made a motion to approve the minutes for the violation hearing of April 24, 2007. David Steiber seconded the motion and the motion passed with unanimous approval.

III. OFFICER/COMMITTEE CHAIR REPORTS:

- A. **President's Report:** Jane Moylan had no report.
- B. **Treasurer's Report:** Brian Sheppelman presented the March and April 2007 financial reports and gave an explanation of the funds. Please see the attached reports.
 - 1. David Steiber made a motion to accept the March 2007 financial report. Peggy Cushing seconded the motion and there was unanimous agreement.
 - 2. David Steiber made a motion to accept the April 2007 financial report, and Peggy Cushing seconded the motion. There was unanimous approval of the motion.

C. **AC/L Committee Report:** Barbara Bradford presented a letter requesting the board of directors to reconsider their position on committee membership. The board agreed to table the request until all board members are present.

A request for an awning at 9517 Silver Spur was discussed and Brian Sheppelman will ask the owners to choose a different color.

A satellite dish at 6103 Trailhead was approved.

The committee approved a porch replacement by the owner at 6417 Trailhead.

The request for a tree at 9453 Crossland Way was denied. **Jane Moylan made a motion to approve the planting of a dwarf evergreen at the 9453 Crossland Way address. David Steiber seconded the motion and the motion was approved.**

The AC/L committee reported a number of violations observed during their walk-thru of the community, and recommended the mailing of a rules newsletter to owners and residents.

D. **Manager's Report:** Brian Sheppelman submitted his report, announcing there continues to be a number of roof leaks reported. Brian asked for a date for the whole board to walk the property with him in June. As there were members absent, a date will be determined by email. The Manager's Report is attached.

V. **OLD BUSINESS:**

A. **Painting update:** Brian Sheppelman announced the painting job is nearing completion and the results are very good.

B. **Trash update:** The new company, Pro Disposal has begun collection.

C. **Audit update:** The audit will be completed soon.

D. **Rock wall update:** Brian announced the bill has not been paid, as there are issues with the quality of work. The company agrees with the assessment and will be making corrections soon.

E. **Violation hearing from April – update:** Brian reviewed the highlights of the meeting with the homeowner. The board agreed that a letter should be sent to the owner, thanking him for his attendance and recommended that no fine be levied. Brian will send the letter.

VI. **NEW BUSINESS:**

A. **Equity Issue:** Brian Sheppelman reported Settlers Village HOA is not meeting the industry standard of having three months revenue immediately available. There was discussion and decisions will be made at a later date.

B. **6405 TH concrete and freestanding wall bid:** Brian Sheppelman advised the board of the situation. **Peggy Cushing made a motion to accept the bid for repairs from SPCS. Julie Gall seconded the motion and the motion was approved.**

C. **6232 TH and 6234 TH porch arch repair bids:** **Julie Gall made a motion to accept the bid from SPCS for repair of the arches and posts. Peggy Cushing seconded the motion. The motion passed.**

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- D. Xeriscape bids for 6033 TH and 6251 TH:** Brian Sheppelman presented the plans/bids from Colorado Green Grass. After discussion, the board asked Brian to get new bids for the 6033 TH address. A decision on the 6251 TH address will be postponed as the grass is doing better than last year.
- E. Xeriscape bid for 9522 SS:** A decision on xeriscaping this area was postponed.
- F. Pet damaged grass discussion:** Brian explained there are a number of grass areas with pet damage. Grass will be replaced at 6302 TH and 6235 TH.
- G. Reserve investments:** David Steiber made a motion to transfer the funds in the Vanguard account to Dain Rauscher and invest in CD's following the ladder schedule previously endorsed. Peggy Cushing seconded the motion and the motion was approved. David Steiber made a motion to close the Wells Fargo Savings Account and transfer the funds to Dain Rauscher. Peggy Cushing seconded the motion and there was unanimous approval. Brian Sheppelman announced that a passed due bill from June 20, 2005 for Bomar Paint would be paid.
- VII. HOMEOWNER FORUM:** There were no questions or discussion.
- VIII. ADJOURNMENT:** Peggy Cushing made a motion to adjourn the meeting. Julie Gall seconded the motion and the meeting was adjourned at 8:20 p.m., with unanimous approval.

Respectfully Submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation

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