

**SETTLERS VILLAGE SUBASSOCIATION
PUBLIC MEETING OF THE BOARD OF DIRECTORS
JUNE 26, 2007
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, June 26, 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
Molly Davis, Vice President
Peggy Cushing, Secretary
Julie Gall, Asst. Secretary

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

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
Christa Flaherty

Bobbie Marinucci
Tony Marinucci

PROOF OF NOTICE: The date and time of the meeting had been posted on the mailboxes as of Friday, June 22, and on the association website, settlersvillagehr.com.

II. READING/APPROVAL OF THE MINUTES:

- A. Julie Gall made a motion to approve the minutes as amended for May 22, 2007. David Steiber seconded the motion and there was unanimous approval.**

III. OFFICER/COMMITTEE CHAIR REPORTS:

- A. President's Report:** Jane Moylan had no report.
- B. Treasurer's Report:** Brian Sheppelman presented the May 2007 financial report and gave an explanation of the funds. Please see the attached reports.
- C. Gary Semro made a motion to accept the May 2007 financial report. Molly Davis seconded the motion and there was unanimous agreement.**
- D. AC/L Committee Report:**
The AC/L committee reported a number of requests have been submitted.
- 1. 9517 SSL - Peggy Cushing made a motion and Gary Semro seconded the motion to approve the awning request. There was unanimous approval.**
 - 2. 6419 TH - Julie Gall made a motion to approve a request for a storm door at 6419 TH, and that the new storm door match the color of the regular door or the trim of the building. Peggy Cushing seconded the motion. The board approved the motion.**

3. **6545 TH** – The color chosen for the new storm door must match the color of the trim or the color of the regular door before approval can be granted.
4. **6215 TH** – The board requests additional information before approving the request for a change in the window of the bathroom.
5. **6545 TH - Molly Davis made a motion to approve the satellite dish. Gary Semro seconded the motion.**

After consideration of the applications, there was further discussion regarding AC/LC issues.

- E. Manager's Report:** Brian Sheppelman submitted his report, announcing there have been a large number of parking complaints. Brian asked for a member of the board to walk the community with him in July. Jane Moylan volunteered. The Manager's Report is attached.

V. OLD BUSINESS:

- A. Budget restatement discussion.** Brian Sheppelman submitted a revised budget to the board. After much discussion regarding equity, the board asked Brian to bring a new budget to the meeting July 24, 2007. **Molly Davis made a motion that Mr. Sheppelman contact the association attorney regarding charges of assessments for new buyers. Peggy Cushing seconded the motion. There was unanimous approval.**
- B. Audit Update.** Brian Sheppelman announced the audit would be done in July.
- C. AC/LC rules and procedures discussion.** Brian Sheppelman thanked the committee for their hard work. The board agreed. The committee was reminded that their recommendations must be based on the rules and regulations of Settlers Village.
- D. Reserve fund ladder.** Brian Sheppelman explained the current ladder in effect for Settlers Village monies. **Molly Davis made a motion and Gary Semro seconded the motion to continue with the 18-month ladder and adjust the amounts accordingly. The motion was approved.**

VI. NEW BUSINESS:

- A. Insurance bid.** Brian Sheppelman presented bids from two insurance companies. After some discussion, **Molly Davis made a motion to continue with Philadelphia Insurance Company. Gary Semro seconded the motion, and there was unanimous approval.**
- B. Newsletter.** Peggy Cushing agreed to assist Jane Moylan with a newsletter. The board requested Mr. Sheppelman to get information from the trash collection company regarding charges for special items, the dates for collection of recyclables, and when collections will be made in holiday weeks.

- VII. HOMEOWNER FORUM:** There was much discussion regarding the dissatisfaction with the landscape company. Brian Sheppelman agreed to ask the company to do the trimming of bushes, repair irrigation problems, and do a better job of collecting trash in the trickle ditch, among other items.

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VIII. ADJOURNMENT: Molly Davis made a motion to adjourn the meeting. Gary Semro seconded the motion and the meeting was adjourned at 8:45 p.m., with unanimous approval.

Respectfully Submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation

06-26-07