

**SETTLERS VILLAGE SUBASSOCIATION  
PUBLIC MEETING OF THE BOARD OF DIRECTORS  
AUGUST 28, 2007  
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, August 28, 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  
Gary Semro, Treasurer

Molly Davis, Vice President  
Julie Gall, Ass't Secretary  
Brian Sheppelman, Property Manager &  
HRCA Financial Officer

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

Homeowners in attendance at the meeting were:

Don Shanahan  
Bobbie Marinucci  
Ginger Nixt  
Pam Hackney  
Barbara Bradford  
Art Courtney  
T.A. Flaherty

Don Jansen  
Tony Marinucci  
Ruth Humble  
Don Cushing  
Gerri Alleman  
Christa Flaherty  
Marcia Lane

**II. PROOF OF NOTICE:** The date and time of the meeting had been posted on the mailboxes as of Friday, August 24, 2007, and on the association website, settlersvillagehr.com.

**III. READING/APPROVAL OF THE MINUTES**

**A. Gary Semro made a motion to approve the minutes of the public meeting held Tuesday, July 24, 2007. Julie Gall seconded the motion. The minutes were approved as presented.**

**IV. OFFICER/COMMITTEE CHAIR REPORTS**

**A. President's Report:** Jane Moylan addressed the letters sent to homeowners regarding violations of the rules and regulations. Brian Sheppelman elaborated on the procedure for changing the rules, and explained changes in the rules can only be made at a public meeting with a 2/3 approval vote of the members present.

**B. Treasurer's Report:** Brian Sheppelman gave the report. The report is attached. Operating expenses are over budget and the reserve accounts are in good shape. **Peggy Cushing made a motion to accept the July**

**2007 financial report and Molly Davis seconded the motion. There was unanimous approval.**

- C. AC/L Committee Report:** The Architectural Control/Landscape Committee asked for clarification of a request by a homeowner to paint the concrete on the patio. Brian Sheppelman explained the request to the committee and the arrangement of the walls of the patio.
- D. Manager's Report:** Brian Sheppelman presented his report. The report is attached. Gary Semro agreed to accompany Brian on a September walk-thru of the property. Mr. Sheppelman asked for approval of a concrete bid for additional repairs. **Molly Davis made a motion to approve the concrete bid for additional repairs. Gary Semro seconded the motion and the motion passed.**

**V. OLD BUSINESS:**

- A. Free Standing Railing Painting and Repair Update:** Brian Sheppelman announced the approved painting and repairs have been completed and asked the board to look at the work at 6205 TH.
- B. Concrete Replacement Update:** Brian Sheppelman reported the concrete company hired for the work did some work, but did not complete the work specified. Additional work previously approved was not completed and the blacktop work is incomplete.
- C. French Drain at 6243 Trailhead:** The old, plugged drain has been removed and replaced with a new drain and cobble.

**VI. NEW BUSINESS:**

- A. Resolution 07-28-07 (increase in operating equity):** Brian Sheppelman read and explained the proposed resolution and answered questions.
- B. Bush Replacement:** Brian Sheppelman reported that a bid for the proposed bushes has not been received. There was much discussion of this issue.
- C. Homeowner Requests at 6223 TH and 9559 Silver Spur:** A bush request for 6223 TH was added to the Bush Replacement list. The board agreed to approval of tree removal at 9559 SS and replacement of the tree and soil amendment at the expense for the homeowner.
- D. French Drain at 6219 Trailhead:** The homeowner at the address says the drain is too high and needs to be lowered, not replaced. Brian Sheppelman will have Colorado Green Grass investigate.
- E. Concrete-to-Concrete Crack Sealing Bid:** Mr. Sheppelman reported the bid for sealing of the seams came in at \$30,000 for the whole community. The work can be done in phases.
- F. 2008 Budget Discussion:** Brian Sheppelman announced he has been working on the 2008 budget. Electricity and gas are projected to increase 15%-20%. A draft of the 2008 budget was presented.

**VII. Homeowner Forum:**

Ginger Nixt thanked everyone for participating in the garage sale. Ginger also reminded everyone to bring a chair to the picnic scheduled for Thursday, September 6.

8-28-07

There was much discussion regarding lights on after 11:00 P.M., flowerpots on pillars, and other common area violations.

Brian Sheppelman announced that anyone who has altered the outside of the building by hanging items on the building must submit an application for approval.

**VIII. ADJOURNMENT:** With no further questions or announcements and the business completed, **Molly Davis made a motion to adjourn the meeting. Peggy Cushing seconded the motion. The board agreed and the meeting was adjourned at 7:55 P.M.**

Respectfully submitted,

Peggy Cushing  
Secretary,  
Settlers Village Subassociation

8-28-2007