

**PUBLIC MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 25, 2007
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, September 25, 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
Brian Sheppelman, Property Manager &
HRCA Financial Officer

Julie Gall, Ass't Secretary was absent from the meeting.

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

Homeowners in attendance at the meeting were:

Bobbie Marinucci
Barbara Bradford

Christa Flaherty
David Bohn

II. PROOF OF NOTICE: The date and time of the meeting had been posted on the mailboxes as of Friday, September 21, 2007, and on the association website, settlersvillagehr.com.

III. READING/APPROVAL OF THE MINUTES

- A. Molly Davis made a motion to approve the minutes of the violation hearing held Tuesday, August 28, 2007. Gary Semro seconded the motion. The minutes were approved as presented.**
- B. Peggy Cushing presented some changes to the minutes of the public meeting of August 28. Gary Semro made a motion to accept the minutes as corrected. Molly Davis seconded the motion. All agreed and the motion passed.**

IV. OFFICER/COMMITTEE CHAIR REPORTS

- A. President's Report:** Jane Moylan announced the board met in executive session at 6:00 today, prior to the public meeting to review the collection report and AC/L applications submitted to the committee.
- B. Treasurer's Report:** Brian Sheppelman gave the report. The report is attached. **Molly Davis made a motion to accept the August 2007 financial report and Gary Semro seconded the motion. There was unanimous approval.**
- C. AC/L Committee Report:** Jane Moylan reported the board met to discuss applications received regarding changes to the outside of the buildings. Most of the applications were approved on the condition that the rules and regulations will be changed at the annual meeting in

December. A rules change will be submitted for membership approval. There was much discussion.

D. Manager's Report: Brian Sheppelman presented his report. The report is attached. Jane Moylan agreed to accompany Brian on the October walk-thru of the property. Mr. Sheppelman announced there continues to be vandalism on the lights, and the person who witnessed vandalism is refusing to cooperate with the Douglas County Sheriff's Office. There was much discussion of the lighting issues. As the costs for installing a sump pump at 9457 CLW are much greater than anticipated, the board requested that Brian get an estimate for solar energy installation at that location. Ginny of Gardens by Ginny is preparing plans for perennial gardens at both the Quebec and University entrances. She has done work at Wildcat Ridge and other associations in the area, as well as plantings here at Settlers Village. Brian asked the board to look at those locations.

V. OLD BUSINESS:

- A. Free Standing Railing Painting and Repair Update:** Brian Sheppelman announced the approved painting and repairs have been completed.
- B. Concrete Replacement Update:** Brian Sheppelman reported all of the concrete work has been completed, but one area needs to be redone.
- C. Resolution 07-28-08: Molly Davis made a motion to pass the resolution increasing operating homeowners equity. Gary Semro seconded the motion and there was unanimous approval.**
- D. Bush Replacement Update:** Brian announced the bushes have been planted.

VI. NEW BUSINESS:

- A. 2006 Audit:** Brian announced the 2006 audit is complete and asked the officers of the board to sign the standard letter of representation. The letter was signed.
- B. Income Tax Decision:** Brian Sheppelman explained the need to change from 1120 to 1120H status with the IRS. There was discussion. **Molly Davis made a motion for Settlers Village HOA to apply for 1120H status with the IRS. Peggy Cushing seconded the motion and there was unanimous agreement.**
- C. Excess Income Resolution:** Brian Sheppelman explained the situation and the need for the resolution. **Molly Davis made a motion to adopt the Excess Income Resolution. Gary Semro seconded the motion and the motion passed.**
- D. 2007 Rollover Resolution 07-25-09:** Mr. Sheppelman explained the reason for the rollover resolution. There was discussion. **Molly Davis made a motion to adopt Resolution No. 07-25-09. Peggy Cushing seconded the motion. The board voted to adopt the resolution.**
- E. Snow Removal Contract:** Brian Sheppelman presented three contracts for snow removal. After much discussion, **Molly Davis made a motion to accept the Colorado Green Grass Snow Removal Contract. Gary Semro seconded the motion and the motion was approved.**

9-25-07

VII. Homeowner Forum:

A question regarding who is responsible for the repair/replacement of a cracked patio was asked. Brian Sheppelman explained the responsibility issues and informed the homeowner the patio is the homeowner's responsibility.

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 7:27 P.M.**

Respectfully submitted,

Peggy Cushing
Secretary,
Settlers Village Subassociation

9-25-2007