

DRAFT
SETTLERS VILLAGE SUBASSOCIATION
PUBLIC MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 24, 2009
6:30 P.M.

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, February 24, 2009 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:

Molly Davis, President
Gary Semro, Treasurer

Roger Peele, Vice President
Peggy Cushing, Secretary

Tracy Lang, Property Manager

Brian Sheppelman, HRCA Financial
Officer & Outgoing Property Manager

Fred Mast, Director-at-Large, was absent from the meeting.

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

Homeowners in attendance at the Public Meeting of the Board of Directors were:
Robert and Virginia Robertson Christa Flaherty
Antje Conrad

II. PROOF OF NOTICE: The date and time of the meeting had been posted on the mailboxes as of Friday, February 20, 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 Violation Hearing of January 27, 2009, as amended by Peggy Cushing. Roger Peele seconded the motion and there was unanimous approval.**
- B. Roger Peele made a motion to accept the minutes of the Board of Directors meeting of January 24, 2009, as amended. Peggy Cushing seconded the motion and the action passed.**

IV. OFFICER/COMMITTEE CHAIR REPORTS:

- A. President's Report:** Molly Davis announced the board held an executive session immediately prior to the current meeting to discuss financial and legal issues. The meeting was then turned over to Troy of LawnCARE Solutions. A number of landscape issues were discussed, including clarification of the snow removal policy and periodic cleanup of the property. There was discussion and the board thanked Troy for his attendance at the meeting.
- B. Treasurer's Report:**

1. **January 2009 Financials:** Brian Sheppelman presented the report and answered questions. There was some discussion. **Peggy Cushing made a motion to accept the report. Gary Semro seconded the motion and the board approved the action.**

C. Manager's Report: Brian Sheppelman introduced the new property manager for Settlers Village, Tracy Lang. Ms. Lang can be reached at 303-471-8913 or thru the Settlers Village website, www.settlersvillagehr.com. Mr. Sheppelman then presented the manager's report for February 2009. The report is attached. Peggy Cushing volunteered to walk the community with Tracy Lang in March.

SETTLERS VILLAGE HAS CURRENT CONTRACTS WITH THE FOLLOWING VENDORS:

Comments	Service	Company	Expiration
last year	Paint Phase III	Gardner Painting	Anytime Signed
	to lock in price		
	Insurance	Van Gilder Insurance	July 19, 2009
	Landscaping	LawnCare Solutions	March 2010
	Snow Removal	LawnCare Solutions	Spring 2009
	Management	HRCA	December 31, 2009
	Trash Removal	Prodisposal	May 2, 2010
	Lighting	Barnes	Month to Month
	Web Site	Arbis	Month to Month

D. AC/L Committee Report:

1. Molly Davis submitted an application for installation of a satellite dish for the resident at 6249 TH Rd. **Peggy Cushing made a motion to approve the installation of the satellite dish at 6249 TH Road and painting of the exterior wire to match the exterior siding. The resident is to do the painting. Gary Semro seconded the motion and the action was approved.** There was no other report.

V. OLD BUSINESS:

A. Painting and Rail Replacement of Phase III update. Brian Sheppelman announced Gardner Painting is expected to begin the rail replacement and subsequent painting in April.

B. Audit Update. Mr. Sheppelman reported the audit process is close to completion and a report should be submitted by the March meeting.

VI. NEW BUSINESS:

A. Gardens by Ginny entrance bid: Brian Sheppelman presented the bid from Ginny. There was discussion. **Gary Sermo made a motion to**

accept the bid from Gardens by Ginny for the 2009 growing season. Roger Peele seconded the motion and all agreed.

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- B. Outdoor Lighting:** Tracy Lang and Brian Sheppelman submitted information on outdoor lighting from Lightolier. A bid from a lighting contractor is expected soon. A portion of lighting may be replaced with the new design and residents asked for input. Lighting replacement is expected to be a lengthy process.
- C. Draft Reserve Update:** Brian Sheppelman and Tracy Lang presented information on the Reserve Study draft and answered questions. There was discussion. Brian Sheppelman recommended that Settlers Village request a reserve study every three years to make sure the association is current with the condition of the property and the repairs needed to keep the property in good repair.
- D. Newsletter:** Brian Sheppelman presented the draft of a newsletter to be mailed to homeowners in March. There was discussion of the contents, and corrections and additions were suggested.
- E. Annual Notice:** Tracy Lang submitted the state-mandated annual disclosure notice required to be sent to homeowners yearly. The notice is to be mailed with the March newsletter.

VII. HOMEOWNER FORUM: There were no issues or questions presented.

VIII. ADJOURNMENT: Gary Sermo made a motion to adjourn the meeting. Roger Peele seconded the motion, all agreed, and the meeting was adjourned at 8:00 P.M.

Respectfully Submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation

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