

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

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, March 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	Roger Peele, Vice President
Gary Semro, Treasurer	Peggy Cushing, Secretary
Fred Mast, Director-at-Large	Tracy Lang, Property Manager

With a quorum in attendance, Molly Davis called the meeting to order at 6:32 P.M.

Homeowners in attendance at the Public Meeting of the Board of Directors were:

Don Jansen	Marion and Gerri Alleman
Robert Robertson	Christa Dueser Flaherty
Pam Hackney	Tom Sachariason

II. PROOF OF NOTICE: The date and time of the meeting had been posted on the mailboxes and on the association website, settlersvillagehr.com, as of Friday, March 20th.

III. READING/APPROVAL OF THE MINUTES:

- A. Roger Peele made a motion to approve the minutes of the Violation Hearing of February 24, 2009. Gary Semro 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 February 24, 2009. Gary Semro 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. A tribunal hearing was held prior to the executive session.
- B. Treasurer's Report:**
 - i. February 2009 Financials:** Tracy Lang presented the report and announced any questions would be forwarded to Brian Sheppelman. There was some discussion. **Fred Mast made a motion to accept the report. Peggy Cushing seconded the motion and the board approved the action.**

C. Manager's Report: Tracy Lang, the new property manager, presented the manager's report for March 2009. The report is attached. Tracy Lang reported the painting of the third phase is to begin April 1. There are a number of other items pending, including asphalt bids, outdoor lighting, mud jacking, railing bids, and backflow covers and pads. Fred Mast volunteered to walk the community with Tracy Lang in April. Ms. Lang can be reached at 303-471-8913 or thru the Settlers Village website, www.settlersvillagehr.com.

SETTLERS VILLAGE HAS CURRENT CONTRACTS WITH THE FOLLOWING VENDORS:

Service	Company	Expiration	Comments
Paint Phase III	Gardner Painting	Anytime	Signed last year 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: There was much discussion regarding the role of the AC/L committee. **Fred Mast made a motion to form a committee to propose standards for the installation of satellite dishes. Gary Semro seconded the motion and there was unanimous agreement.** Fred Mast, Gary Semro and a member or members of the AC/L committee will form the committee. An application for installation of a satellite dish at 6205 TH was presented. **Fred Mast made a motion to approve the application of the dish. Gary Semro seconded the motion and all agreed.** It was announced there is one other application pending the addition of more information.

V. OLD BUSINESS:

- A. Painting and Rail Replacement of Phase III update.** Tracy Lang reported the painting and rail replacement in phase III is to begin April 1.
- B. Audit Update:** Ms. Lang announced the report from the auditor has not been received.
- C. Reserve Update:** The latest Reserve Study is in the process of being reviewed by HRCA.
- D. Outdoor Lighting:** Ms. Lang reported two of the proposed lighting fixtures have been ordered for installation and review.

VI. NEW BUSINESS:

- A. Asphalt bids:** Ms. Lang announced she is in the process of accepting the last bids for the project.
- B. Water Leak Status:** Tracy Lang reported the water leak on Crossland Way has been repaired and there are no further water leakages in the area.

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- C. Backflow Covers:** After review of the sites, Ms. Lang has been informed that more than one size of cover and pad is required for all the backflow controls. More information is required for action.
- D. Fire Damage:** Ms. Lang reported there had been a small fire involving a barbeque grill. Some grass and a bush were burned. Repairs will be made, if needed. There was no other damage.
- E. Irrigation/Landscaping:** Ms. Lang announced the irrigation system was turned on to water the bushes, and then turned off. Trees were surface watered earlier in the month. The board asked that trees be deep-root watered.
- F. Structural Survey:** Tracy Lang announced she would be scheduling an appointment with a structural engineer to assess damage from tilting porches.

VII. HOMEOWNER FORUM: Homeowners requested aeration of grass missed during the initial aeration. Another homeowner asked for addition of bark in an area that was missed last fall. There was a complaint about the installation of a satellite dish at 9433 CLW. Comments and questions were made about the installation of satellite dishes.

VIII. ADJOURNMENT: Peggy Cushing made a motion to adjourn the meeting. Roger Peele seconded the motion, all agreed, and the meeting was adjourned at 7:38 P.M.

Respectfully Submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation

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