

**SETTLERS VILLAGE SUBASSOCIATION
PUBLIC MEETING OF THE BOARD OF DIRECTORS
MAY 26, 2009
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, May 26, 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
Fred Mast, Director-at-Large

Roger Peele, Vice President
Peggy Cushing, Secretary
Tracy Lang, Property Manager

Gary Semro, Treasurer, 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:

Sherry Doyle
Pam Hackney

Ginger Nixt
Christa Dueser Flaherty

II. PROOF OF NOTICE: Molly Davis announced the date and time of the meeting had been posted on the mailboxes and on the Settlers Village website, settlersvillagehr.com, as of Friday, May 22nd.

III. READING/APPROVAL OF THE MINUTES:

A. Roger Peele made a motion to approve the minutes of the Board of Directors meeting of April 28, 2009. Peggy Cushing seconded the motion and the action passed.

IV. OFFICER/COMMITTEE CHAIR REPORTS:

A. President's Report: Molly Davis announced the board had held an executive session immediately prior to the current meeting to discuss financial and legal issues.

B. Treasurer's Report:

1. April 2009 Financials: Tracy Lang presented the report. The report is attached. **Roger Peele made a motion to accept the report. Fred Mast seconded the motion and the board approved the action.**

C. Manager's Report: Tracy Lang presented the manager's report. The report is attached. Items pending include irrigation time clock replacements, backflow covers and pads, retaining wall maintenance, and porch, steps and sidewalk concrete review.

D. AC/L Committee Report: Applications for several outdoor amendments were reviewed. **Peggy Cushing made a motion to approve new windows for**

6104 Trailhead. Fred Mast seconded the motion and all agreed. Fred Mast made a motion to approve a satellite dish at 6117 TH. Roger Peele seconded the motion and all agreed. Peggy Cushing made a motion to approve a security door to 6027 TH. Fred Mast seconded the motion and all agreed. Peggy Cushing made a motion to approve the satellite dish for 6141 TH. Fred Mast seconded, and the motion passed.

V. OLD BUSINESS:

- A. Audit Update:** Ms. Lang announced we are awaiting receipt of the final audit papers.
- B. Outdoor Lighting:** Ms. Lang reported we are awaiting installation of two more ballards at the western location on Trailhead near Crossland Way in order to better evaluate the proposed lighting. There was much discussion regarding the looks of the ballards, the cost of LED lighting, and some possible options.
- C. Irrigation:** There was discussion regarding watering during the day. Ms. Lang reported Lawn Care Solutions is still in the process of evaluating and repairing the irrigation system and setting the clocks for the correct irrigation times.
- D. Retaining Wall Maintenance:** There was discussion regarding the condition of the rock walls and what care should be taken to keep the walls in good condition. There is concern regarding rabbit damage. Ms. Lang reported that to date, the walls are structurally sound.

VI. NEW BUSINESS:

- A. Landscape Proposals:** Ms. Lang presented bids from Lawn Care Solutions for a number of areas requiring landscape repair or adjustment. After some discussion, **Fred Mast made a motion to accept the proposals/bids for work at 9407 CLW (\$1,195,81), 9473 CLW (\$1,154.06), and work near the east mailboxes (\$553.50). Roger Peele seconded the motion and there was agreement to approve the work.**

- VII. HOMEOWNER FORUM:** There was discussion regarding the condition of the fence along Quebec and University. Tracy Lang announced Metro Districts owns the fence and is responsible for repairs. Some repairs have been done, but there is no money to do more work at this time. After complaints regarding blockage of a driveway and children playing in the drive, Ms. Lang reminded residents that playing in the driveways is not recommended, as the drives must remain open for the ingress and egress of vehicles.

- VIII. ADJOURNMENT:** **Fred Mast made a motion to adjourn the meeting. Roger Peele seconded the motion, all agreed, and the meeting was adjourned at 8:08 P.M.**

Respectfully Submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation
5/26/09