

**SETTLERS VILLAGE SUBASSOCIATION  
PUBLIC MEETING OF THE BOARD OF DIRECTORS  
JUNE 23, 2009  
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, June 23, 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 6:35 P.M.**

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

Sherry Doyle  
Daniel Hamilton

Virginia and Robert Robertson

**II. PROOF OF NOTICE:** Molly Davis announced the date and time of the meeting had been posted on the website, [settlersvillagehr.com](http://settlersvillagehr.com) and on the mailboxes, as of Friday, June 19th.

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

**A. Roger Peele made a motion to approve the minutes of the Board of Directors meeting of May 26, 2009. Fred Mast 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. May 2009 Financials:** Tracy Lang presented the report. Ms. Lang announced Exel Energy has requested a 5.6 % increase in electrical fees, but the cushion built into the budget should cover that increase. There was discussion regarding the lack of interest income on reserve monies set aside for future projects. After discussion, the board asked Ms. Lang to compose a list of projects to consider for completion this year. The report is attached.

**C. Manager's Report:** Tracy Lang presented the manager's report. The report is attached. Management submitted a bid for installation of rain sensors for the regulation of irrigation. There was discussion. **Fred Mast made a motion to accept /approve the bid from LawnCare Solutions for purchase and installation of wireless rain sensors. Roger Peele seconded the motion and**

**the action was approved.** There was discussion regarding backflow covers and pads. The subject will be addressed if a problem arises. Ms. Lang will be meeting with a structural engineer on Monday to evaluate the integrity of the rock walls. **Fred Mast made a motion to approve landscape bids for 9419 CLW and 6138 TH. Roger Peele seconded the motion and the action passed.**

**D. AC/L Committee Report:** Applications for several outdoor amendments were reviewed, having been approved by the AC/L Committee. **Fred Mast made a motion to approve new patio awnings at 6214 and 6587 TH, a security door at 6223 TH, and deck repairs at 6322 TH. Peggy Cushing seconded the motion. All agreed and the motion passed.**

**V. OLD BUSINESS:**

- A. Outdoor Lighting:** Ms. Lang reported we continue to await installation of a line of ballards near 6102 Trailhead in order to better evaluate proposed lighting.
- B. Irrigation:** As mentioned above, the board approved installation of wireless water sensors to better regulate water usage.
- C. Retaining Wall Maintenance:** Management and a structural engineer will meet Monday to evaluate the integrity and possible repair of rock walls.
- D. Landscape Proposals:** As mentioned in the Managers Report section of this document, landscape bids were approved for 9419 CLW and 6138 TH.

**VI. NEW BUSINESS:**

- A. Newsletter:** Ms. Lang presented a draft of the summer newsletter. There was discussion. Peggy Cushing and Ms. Lang will work together on a final draft of the letter.

**VII. HOMEOWNER FORUM:** The board and management addressed questions regarding painting issues, pigeons, and the designation of "Director at Large".

**VIII. ADJOURNMENT:** **Fred Mast made a motion to adjourn the meeting. Peggy Cushing seconded the motion, all agreed, and the meeting was adjourned at 7:49 P.M.**

Respectfully Submitted,

Peggy Cushing,  
Secretary  
Settlers Village Subassociation  
6/23/09