

**SETTLERS VILLAGE SUBASSOCIATION  
PUBLIC MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 22, 2009  
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, September 22, 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:

Roger Peele, Vice President

Gary Semro, Treasurer

Peggy Cushing, Secretary

Jim Charlton, Assistant Property Manager

Tracy Lang, Property Manager

Molly Davis, President was absent from the meeting.

**With a quorum in attendance, Roger Peele called the meeting to order at 6:35 P.M.**

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

Christa Flaherty

Rosemary Galpin

Virginia and Robert Robertson

Troy Mudgett from LawnCare Solutions, the landscape company for Settlers Village was also in attendance.

**II. PROOF OF NOTICE:** Roger Peele 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, September 18<sup>th</sup>.

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

**A. Gary Semro made a motion to approve the minutes of the Board of Directors meeting of August 25, 2009, as corrected. Peggy Cushing seconded the motion and the action passed.**

**IV. OFFICER/COMMITTEE CHAIR REPORTS:**

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

At this point, Mr. Peele turned over the meeting to Mr. Mudgett from LawnCare Solutions. Troy gave an update on the landscape issues and made comments regarding his snow removal proposal. The irrigation water will be turned off by October 15<sup>th</sup> and bush trimming will begin November 1<sup>st</sup>. There were questions from the board and homeowners. Mr. Mudgett addressed those questions and was excused.

Mr. Peele announced Mr. Fred Mast has resigned from the board. The board has the option of appointing a person to fill Mr. Mast's term or include that position in the

elections slated for the Annual Meeting in December. Mr. Mast's term was to expire in December 2010.

The meeting resumed where the agenda was interrupted.

**B. Treasurer's Report:**

1. **August 2009 Financials:** Tracy Lang presented the report, announcing Settlers Village continues to be in a positive position financially. Brian Sheppelman, the HRCA financial officer, is continuing the task of building a budget for 2010. The financial report is attached.

**C. AC/L Committee Report:** Mr. Robert Robertson reported he had no applications to present or other announcements. Ms. Tracy Lang presented three applications. **Peggy Cushing made a motion to approve the satellite dish at 9529 Silver Spur Way, the storm door at 6138 Trailhead Road, and the TruLite Tubular Skylite at 9507 Silver Spur Way. Gary Semro seconded the motion, and all agreed.**

**D. Management Report:** Ms. Lang gave the managers' report. New and continuing items are included in Old Business and New Business. The report is attached.

**V. OLD BUSINESS:**

**A. Concrete Repairs Proposal:** Ms. Lang reported concrete repairs up to \$12,000.00 had been approved at the August meeting, but the proposal came back for the amount of \$21,418.94, leaving a \$9,418.94 deficit for areas identified by the board and management. **Gary Semro made a motion to approve the additional \$9,418.94 for concrete repairs. Peggy Cushing seconded the motion and the motion passed.**

**VI. NEW BUSINESS:**

- A. Manager's Report:** Tracy Lang presented the manager's report and answered questions.
1. **Insurance Claim and Drainage at 6223 TH and 6227 TH:** Management is continuing to monitor the insurance claims for the water damage at these units.
  2. **Outdoor Lighting:** A new lighting sample has been installed near 6018 Trailhead Road. The cost of replacing the current pagoda lights with the new sample is \$97,280. There continues to be research done on lighting to replace alley lights at the garages.
  3. **Snow Removal Contract:** Ms. Lang presented the snow removal contract proposal from LawnCare Solutions. There are two options. After some discussion, the board agreed to have management discuss other options with LawnCare Solutions. Until a contract is signed for the 2009-10 season, Lawncare Solutions will remove snow at their per incident charge.
  4. **Rotted Column at 6117 Trailhead Rd.:** Tracy Lang explained a column at 6117 is full of mold on the inside and needs replacing. **Gary Semro made a motion to replace the molded column at 6117 Trailhead Rd. Peggy Cushing seconded the motion. All agreed and the motion passed.**

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5. **Maintenance Contract Proposal:** Ms. Lang presented a proposal to hire a maintenance person to make repairs on the property such as lighting, damaged trim, and other items. Hiring a maintenance person would allow management to call only one person to make repairs. The board will review and consider this proposal.
6. **Gutter Maintenance and Repair Bids:** Tracy Lang presented bids for gutter maintenance and repair. **Gary Semro made a motion to approve the bid from Big Horn Metalworks. Peggy Cushing seconded the motion and all agreed.**
7. **Railing Adjustments:** Tracy Lang explained a number of patios in phase 1 have railing siding so close to the concrete as to not allow for water drainage. A few repairs have been made. There was discussion.
8. **2010 Budget Review:** Ms. Lang presented a proposed budget for review by the board.
9. **Management Contract:** A new management contract proposal was presented for review by the board.
10. **Annual Meeting:** Tracy Lang asked the board to review items to be included in the homeowner packets for the annual meeting.
11. **Policy Change Considerations:** Ms. Lang explained HB1359 is requiring HOA's to include changes in their By-Laws, which are not a part of Settlers Village By-Laws. **Gary Semro made a motion to have the association attorney write up the required documents so Settlers Village is in compliance with HB 1359. Peggy Cushing seconded the motion and the motion passed.**
12. **Landscape Proposal for Mailbox.** Ms. Lang asked the board to consider if this area landscaping should be included in the budget.

VII. **HOMEOWNER FORUM:** The board and management answered questions from the homeowners and there was discussion regarding lighting in the community.

VIII. **ADJOURNMENT:** With no further business, **Gary Semro made a motion to adjourn the meeting and Peggy Cushing seconded the motion. All agreed and the meeting ended at 8:25 p.m.**

Respectfully Submitted,

Peggy Cushing,  
Secretary  
Settlers Village Subassociation  
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