

DRAFT
SETTLERS VILLAGE SUBASSOCIATION
PUBLIC MEETING OF THE BOARD OF DIRECTORS
JANUARY 26, 2010
6:30 P.M.

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, January 26, 2010 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, President
Gary Semro, Treasurer
Peggy Cushing, Secretary

Don Shanahan, Vice President
Robert Robertson, Director

Tracy Lang, Property Manager, HRCA

With a quorum in attendance, Roger Peele called the meeting to order at 6:31 P.M.

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

Ginger Nixt
Christa Flaherty

Virginia Robertson

II. PROOF OF NOTICE: The date and time of the meeting had been posted on the mailboxes as of Friday, January 22.

III. READING/APPROVAL OF THE MINUTES:

A. Peggy Cushing made a correction to the draft of the minutes for the December meeting. **Robert Robertson made a motion to accept the minutes of the Board of Directors meeting of December 8, 2009, as corrected. Gary Semro 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 legal and financial issues.

B. Treasurer's Report:

- 1. Reserve Account and Future Responsibilities:** Roger Peele led a discussion regarding monies in the reserve account and projects scheduled in the Reserve Study, especially lighting and roofing. **Gary Semro made a motion to transfer \$2,000.00 from the operating fund to the reserve account. Peggy Cushing seconded the motion, and all agreed.**
- 2. November and December 2009 Financials:** Tracy Lang presented the reports and answered questions. There was some discussion. **Robert Robertson made a motion to accept the financial reports for November 2009 and December 2009. Don Shanahan seconded the motion and the action passed.**

- C. AC/L Committee Report:** There was no new business from the committee.
- D. Manager's Report:** Tracy Lang presented the report. The Manager's Report is attached.

1. **Landscape Contract:** Ms. Lang announced the LawnCare Solutions contract is to expire the end of March, and is scheduled for renewal. There was discussion. Copies of the proposed agreement were distributed to the board members, with instructions to review the proposal and be prepared to suggest possible changes at the February meeting.
2. **Electronic/Printed Board Packets:** Ms. Lang asked for approval from the board to send board packets via email to board members, prior to the scheduled meetings, as is the current procedure. This change will save her time and save the association a little money. There was no motion, but the board agreed.
3. **Snow Removal:** Troy, from LawnCare Solutions, reported the ice situation in the community this winter has been very difficult, and he has spent a great deal of time working to improve conditions on driveways and sidewalks. Douglas County made a special trip to Settlers Village to remove ice and snow from drainage openings. Snowmelt and sump pump drainage continue to be difficult issues in some areas.
4. **Format of Manager's Report:** Ms. Lang reported she is changing the format of the report to more adequately represent the work done for Settlers Village.
5. **2010 Meetings Schedule:** Tracy Lang announced scheduled meetings for 2010 will be held the forth Tuesday of each month except for November and December, when meetings will be held on the second Tuesday of those months. Public meetings will begin at 6:30P.M.
6. **Board Member Walk with Management:** Tracy Lang asked for volunteers to walk the property in February and March. Peggy Cushing volunteered to walk in February and Gary Semro will walk in March. Jim Charlton will contact the volunteers to schedule walks.

Current Contracts

Service	Company	Expiration
Insurance	Van Guilder Insurance	July 19 th 2010
Landscaping	LawnCare Solutions	March 2010
Snow Removal	LawnCare Solutions	April 2012
Management	HRCA	December 31, 2010
Trash Removal	Prodisposal	May 2, 2010
Lighting	Barnes	Month to Month
Web Site	Arbis	Month to Month

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V. OLD BUSINESS:

- A. Cheese Ranch Petitions:** Peggy Cushing announced there are four petitions circulating in the community. It was agreed signatures should continue to be collected and the petitions returned at the February meeting, with presentation to Highlands Ranch Metro Districts made as soon as possible after the February meeting.
- B. Lighting:** Roger Peele met with the electrical contractor who installed samples of lighting for evaluation. There was discussion regarding the lighting. The contractor will present a draft of a contract for discussion with the board.

VI. NEW BUSINESS: Please see the *Manager's Report* section.

VII. HOMEOWNER FORUM: Ginger Nixt, the Settlers Village District Delegate to the HRCA Council, announced a number of issues have arisen with a member of the HRCA Board of Directors. A movement to remove that board member from office is in motion, and the issues have been reported in the newspapers. Ms. Nixt suggested that any homeowner objecting to the building of a gas station and convenience store on vacant property north of Walgreens, near Quebec and University/Lincoln, should contact the Douglas County Planning and Zoning Office to register their opposition. Ginger also encourages homeowners to visit the Douglas County Sheriff's crime stoppers website at <http://www.crimereports.com>.

VIII. ADJOURNMENT: Don Shanahan made a motion to adjourn the meeting. Gary Semro seconded the motion, all agreed, and the meeting was adjourned at 7:40 P.M.

Respectfully Submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation

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