

DRAFT
SETTLERS VILLAGE SUBASSOCIATION
PUBLIC MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 23, 2010
6:30 P.M.

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, February 23, 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	Don Shanahan, Vice President
Peggy Cushing, Secretary	Robert Robertson, Director
Jim Charlton, Assistant Property Manager, HRCA	Brian Sheppelman, HRCA financial officer

Mr. Gary Semro, Treasurer, and Ms. Tracy Lang, Property Manager, were absent from the meeting.

With a quorum in attendance, Roger Peele called the meeting to order at 6:30 P.M.

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

Jack Frank	Virginia Robertson
Christa Flaherty	

II. PROOF OF NOTICE: The date and time of the meeting had been posted on the mailboxes as of Friday, February 20, 2010, and on the subassociation website at www.settlersvillagehr.com.

III. READING/APPROVAL OF THE MINUTES:

A. Robert Robertson made a motion to accept the minutes of the Board of Directors meeting of January 27th. Don Shanahan seconded the motion and the action passed.

IV. OFFICER/COMMITTEE CHAIR REPORTS:

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

B. Treasurer's Report: Brian Sheppelman presented the report, announcing a draft of the audit is expected by April. A savings account was opened in the amount of \$25,000.00.

1. Acceptance of the January financials: Robert Robertson made a motion to accept the January financial report. Peggy Cushing seconded the motion and the motion passed.

C. AC/L Committee Report: The committee had no report.

D. Manager's Report: Jim Charlton presented the report. The Manager's Report is attached.

1. **Lighting:** Please see **OLD BUSINESS**.
2. **Drainage Problems:** Management will be meeting with Douglas County officials to address drainage problems in Settlers Village.
3. **Landscape Maintenance Contract:** Questions were asked regarding the contract. Mr. Charlton reported negotiations with LawnCare Solutions are on going. Questions or comments should be sent to Tracy Lang.
4. **Tree Care Contract:** Jim Charlton presented a proposal from Swingle for tree care. **Don Shanahan made a motion to approve the Swingle service agreement. Robert Robertson seconded the motion, and the motion passed.**
5. **Entrance Plantings and Maintenance:** Jim Charlton presented a proposal for plantings and maintenance from Gardens by Ginny. After some discussion, the board asked management to get clarification on perennial replacements and ideas mentioned in an email.
6. **Part-time Maintenance Personnel:** Jim Charlton announced management is awaiting a formal proposal from SPCS.
7. **Concrete work at 6211 Trailhead Road.** A proposal was presented from SPCS for remediation of a drainage problem at 6211 Trailhead Rd. The board asked for additional information.
8. **Board Member Walk with Management:** Gary Semro had announced in January that he would walk the property with management in March. Jim Charlton will contact him to schedule the walk.

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

V. OLD BUSINESS:

- A. Cheese Ranch Petitions:** The board will continue to collect signatures into March.
- B. Lighting:** Jim Charlton announced there is currently no lighting contract, and homeowners should report light outages when they are noticed. The board is awaiting a lighting proposal for the outdoor pagoda/landscape lighting.

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

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- VII. HOMEOWNER FORUM:** There were no issues brought before the board.
- VIII. ADJOURNMENT:** With no further business presented, **Peggy Cushing made a motion to adjourn the meeting. Robert Robertson seconded the motion, all agreed, and the meeting was adjourned at 7:45 P.M.**

Respectfully Submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation

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