

**SETTLERS VILLAGE SUBASSOCIATION
PUBLIC MEETING OF THE BOARD OF DIRECTORS
APRIL 27, 2010
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, April 27, 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	Robert Robertson, Director
Peggy Cushing, Secretary	
Gary Semro, Treasurer	Tracy Lang, Property Manager
Don Shanahan, Vice President	Jim Charlton, Assistant Property Manager

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:

Ginger Nixt	Ruth Hummel
Antje Conrad	Virginia Robertson

II. PROOF OF NOTICE: The date and time of the meeting had been posted on the mailboxes as of Friday, April 23, 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 March 23, 2010. 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: Tracy Lang presented the report. The report is attached.

- 1. Acceptance of the March financials: Robert Robertson made a motion to accept the financial report. Don Shanahan seconded the motion, and all agreed.**

C. A/L Committee Report:

- Robert Robertson presented plans from Christa Flaherty for plantings at both entrances, as well as possible lighting for driveways, porches and garage doors. The plans will go to the Architectural/Landscape Committee for review.
- An application for new patio doors at 6323 Trailhead Rd. was presented. There was discussion. **Don Shanahan made a motion to approve the doors, provided the doors fit the current allotted space. Peggy Cushing seconded the motion and all agreed.**

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

Current Contracts

Service	Company	Expiration
Insurance	Van Guilder Insurance	July 19 th 2010
Landscaping	LawnCare Solutions	March 2012
Snow Removal	LawnCare Solutions	April 2012
Management	HRCA	December 31, 2011
Trash Removal	Prodisposal	May 2, 2011
Web Site	Arbis	Month to Month

V. OLD BUSINESS:

- A. Gardens by Ginny Contract:** The contract with Gardens by Ginny was approved in March. The board is awaiting receipt of proposals for landscaping at the two entrances. This work would be in addition to the contracted work already approved.
- B. Cheese Ranch Trail Extension:** Tracy Lang explained HRMD has requested a letter from Settlers Village agreeing to share the cost of a trail extension 50/50 with HRMD. The proposal is to be presented at an HRMD meeting in May. **Peggy Cushing made a motion to approve spending up to \$1050 to pay for Settlers Village share of a Cheese Ranch Trail extension into Settlers Village, and that management present a letter to HRMD stating Settlers Village intent to share the costs 50/50. Robert Robertson seconded the motion. The action passed.**
- C. Leak at 6125 Trailhead Rd.:** Tracy Lang reported a leak at 6125 Trailhead Rd. Management is working on the problem.
- D. Drainage Issues with Douglas County:** Management reported members of the board and management are scheduled to meet with a Douglas County representative to review the drainage problems in Settlers Village.
- E. Property Clean –Up with LawnCare Solutions:** Management and members of the board are scheduled to meet with Troy tomorrow to review clean-up issues in Settlers Village.
- F. No Soliciting Signs:** Tracy Lang reported the No Soliciting signs have disappeared. New signs have been ordered.
- G. Sidewalk at 6504 Trailhead Road:** Tracy Lang explained the situation. There was discussion and the board asked that proposals to correct the problem be gathered.
- H. Lighting:**
 - 1. Pathway:** Roger Peele presented a lighting proposal to homeowners. Tracy Lang and Roger Peele answered questions. There was discussion. **Robert Robertson made a motion to purchase 50 pathway lights. Peggy Cushing seconded the motion, and the motion passed.**
- I. Rabbit Mitigation:** Tracy Lang presented a bid for rabbit trapping. There was discussion. The board asked Ms. Lang to get bids from other vendors.

VI. NEW BUSINESS:

- A. 2009 Audit Draft/2010 Contract:** Roger Peele gave a report on the audit and answered questions. **Robert Robertson made a motion to approve the draft of the 2009 audit. Gary Semro seconded the motion. The action passed. Robert Robertson made a motion to approve the 2010 audit contract. Peggy Cushing seconded the motion. All agreed, and the motion passed.**
- B. Insurance Information:** Tracy Lang presented insurance information from Philadelphia. The board asked Ms. Lang to get more insurance bids.

VII. HOMEOWNER FORUM: There were no other issues brought before the board.

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VIII. ADJOURNMENT: With no further business presented, **Peggy Cushing made a motion to adjourn the meeting. Don Shanahan seconded the motion, all agreed, and the meeting was adjourned at 7:58 P.M.**

Respectfully Submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation

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