

**SETTLERS VILLAGE SUBASSOCIATION
PUBLIC MEETING OF THE BOARD OF DIRECTORS
MAY 25, 2010
6:30 P.M.**

A public meeting of the Board of Directors of Settlers Village Subassociation was held Tuesday, May 25, 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 6:41 P.M.

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

Katherine Fischback	Pam Hurter
Pam Hackney	David Prusse
Antje Conrad	Virginia Robertson
John Walsh	Christa Flaherty

II. PROOF OF NOTICE: The date and time of the meeting had been posted on the mailboxes as of Friday, May 21, 2010, and on the Subassociation website at www.settlersvillagehr.com.

III. READING/APPROVAL OF THE MINUTES:

A. Gary Semro made a motion to accept the minutes of the Board of Directors meeting of April 27, 2010. 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 legal and financial issues. Mr. Peele then turned over the meeting to Mr. Shanahan. **Don Shanahan submitted his resignation, effective immediately, citing personal reasons for his action.** The board thanked him for his service and accepted his resignation. Roger Peele asked if there was anyone in attendance interested in volunteering for the empty board position. No one expressed an interest.

B. Treasurer's Report: Tracy Lang presented the report. The report is attached. Roger Peele informed the homeowners of the failing of the bank where up to \$250,00 in reserve funds were held. All Settler Village funds were recovered and no monies were lost. Brian Sheppelman, the HRCA financial officer responsible for Settlers Village finances, is working on a new laddering system for the reserve accounts. The operating account accumulates 2% interest, which covers Settlers Village banking fees.

1. **Acceptance of the April financials: Robert Robertson made a motion to accept the financial report. Gary Semro seconded the motion, and all agreed.**

C. A/L Committee Report:

1. **6320 Trailhead Rd.:** Mr. Robertson announced an application for the satellite dish already installed is to be submitted. Approval of the installation is to be contingent on the homeowner understanding and agreeing to any liability for roof damage if the satellite remains in the current location.
2. **6205 Trailhead Rd.:** An incomplete application for installation of a satellite dish was received. **Robert Robertson made a motion to approve the request subject to installation approval by the committee. Gary Semro seconded the motion and the action passed.**

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. **Cheese Ranch Trail Extension:** Highlands Ranch Metro District will begin work on the trail extension into Settlers Village once a cement contractor has agreed on the cost originally set in March.
- B. **Leak at 6125 Trailhead Rd.:** Tracy Lang reported management is working to get additional bids for the work.
- C. **Rabbit Mitigation:** Management will negotiate a contract with Animal and Pest Control Specialists.
- D. **Drainage Issues with Douglas County:** Management reported there has been no response from Douglas County regarding the request for an inlet. Douglas County has made a number of concrete repairs to curbs and gutters in Settlers Village.
- E. **Building Lighting:** Pam Hackney, A/L Committee, and Tracy Lang, management, presented possible options for owner-provided building lighting. There was agreement on the "Yorktown" style for porches and patios, and a wall-mounted cylinder down light for the garage alley lighting. The colors under consideration are either forged iron or black for the "Yorktown", and either bronze or black for the garage alley lighting. The AL/C is to research the color options and provide their final color recommendation at the June meeting.
- F. **Entrance Planting at University:** The board directed Ms. Lang to collect two bids on Christa Flaherty's landscape plans for the University entrance, with one bid coming from LawnCare Solutions.

VI. NEW BUSINESS:

- A. **Manager's Report:** Jim Charlton and Tracy Lang presented the management report. The Manager's Report is attached. Ms. Lang announced that Jason of DCS is currently employed to do on-site maintenance in Settlers Village.
- B. **ALC Request for Satellite Dish Installation: See #2. Under A/L Committee Report.**
- C. **Pest Express Bid:** Tracy Lang presented information regarding a bid for ant control from Pest Express. **Robert Robertson made a motion to accept a bid of up to \$300.00 for ant mediation to cover the next four months. Peggy Cushing seconded the motion, and the motion was approved.**

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D. SPCS Bids:

1. **6504 Trailhead Road:** Ms. Lang reviewed the case for moving a sidewalk at 6504 Trailhead Rd., due to ice build-up during the winter. **Gary Semro made a motion to accept the bid for moving the sidewalk at 6504 Trailhead. Peggy Cushing seconded the motion, and all agreed.**
2. **9123 Crossland Way:** Ms. Lang reported a deck, previously repaired by the HOA, is in need of further repair because the first repair failed. **Peggy Cushing made a motion to accept the bid for repair of the deck at 9123 Crossland Way, with the HOA and the homeowner sharing the expense 50/50, and further repairs to the deck are the sole responsibility of the homeowner. Robert Robertson seconded the motion and the motion passed.**

E. Rental Signs: The homeowner of 9506 Silver Spur Lane presented his case for placement of a 'FOR RENT' sign adjacent to the sidewalk leading to the property, stating that 'a sign posted near the entrance of the property is difficult to see'. After some discussion, **Gary Semro made a motion to approve temporary placement of a 'FOR RENT' sign on weekends only, and to be removed during weekdays, except for holidays. Peggy Cushing seconded the motion. The motion passed.**

VII. HOMEOWNER FORUM: With homeowners having asked questions during the main part of the meeting during appropriate discussion, no further questions or issues were presented.

VIII. ADJOURNMENT: With no further business presented, **Robert Robertson made a motion to adjourn the meeting. Peggy Cushing seconded the motion, all agreed, and the meeting was adjourned at 9:10 P.M.**

Respectfully Submitted,

Peggy Cushing,
Secretary
Settlers Village Subassociation

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