

2013 THE SETTLEMENT ANNUAL MEETING
Record of Proceedings
Wednesday, September 18, 2013, 5:00pm
The Ranch House Meeting Room

The Settlement Annual Meeting was held on Wednesday, September 18, 2013 at 444 River Valley Ranch Drive, Carbondale, Colorado 81623.

Welcome and Introductions

The 2013 The Settlement Annual Meeting was brought to order at 5:00 pm. Executive Director Ian Hause welcomed all the attendees and thanked them for their attendance. Ian introduced members of the RVR Staff: Suzie Matthews, Director of Administration and Finance; and Pam Britton, DRC Administrator. Ian also introduced RVR Executive Board Treasurer, Bob Schoofs and members of the Settlement Advisory Committee: Bill Brown, Chair; Lani Kitching, Liaison to the Executive Board; and Settlement Advisory Committee Members Pat Drake, Anne Hillmuth, and Chuck Torinus.

2014 The Settlement Advisory Committee

The current members of the Settlement Advisory Committee (SAC) are as follows:

Chair – Bill Brown

Board Liaison – Lani Kitching

Members - Pat Drake, Anne Hillmuth, Chuck Torinus

Ian invited anyone who is interested in either joining or retiring from the SAC to speak with him or an SAC member.

Financial Overview/Preliminary 2014 Operations Budget

RVRMA Director of Administration and Finance, Suzie Matthews, provided a financial overview for The Settlement, notably:

- The Settlement is currently adequately reserved and in otherwise good financial condition, coming in under the projected budget
- The 2014 budget is projected to remain the same as the 2013 budget for specific Settlement Assessments with dues remaining at \$110 per unit, per month, subject to a decision by the Settlement owners regarding whether to have Four Seasons bag grass clippings in the upcoming year. This additional service would mean approximately an additional \$140/per unit annually (about \$12 per month).
- As homes are added to the Neighborhood, there is increased revenue and off-setting expenses. There was one additional home completed this year and a second one will be completed in the upcoming year.

Services Report Card

Ian reviewed the status of The Settlement services including Irrigation water supply, operation and services,

turf grass maintenance, snow removal and the paint program. Action items from the conversation included:

- Staff will monitor and assess, on a home-by-home basis, areas with bushes that have become overgrown and are restricting the proper flow of irrigation water. Staff will likely provide remediation services for overgrown plants on a time and materials basis or homeowners can contract with their own service provider
- Staff will continue to monitor the status of Necrotic Ring (NC) fungus in The Settlement. Recently, the NC has spread to new areas or areas that were previously repaired. The ED recommends that we wait until Spring to analyze the extent of the damage and then treat it on a case by case basis on a time and materials basis.
- The SAC will make a recommendation to the Executive Board regarding a proposed grass bagging service that would be provided by Four Seasons for an estimated \$140 per unit, annually. The ED has been requested to attempt to negotiate that cost downward. The ED did mention that this was not an excessive fee in his opinion to rake and remove clippings.
- The Executive Director will continue to work with Four Seasons to negotiate the most favorable service rates, including upgraded equipment to perform The Settlement landscaping services.
- Four Seasons has indicated they will provide snow removal at the same specs as last year for the same price. The Executive Director was requested to pursue the best possible contract; if it is the same as last year that is fine.
- The Settlement is currently 'on track' with its painting services. The 2014 budget for painting 8 homes was increased slightly in anticipation of a slight increase in materials costs. The projected 8-year life cycle for the new paint product continues to be promising. The ED and staff will continue to monitor this.
- The ED and staff will continue to research favorable roof replacement options that including opportunities to 'bundle' several roofing projects in order to achieve an economy of scale.
- The ED and staff will also continue to monitor favorable window replacement options and window cleaning options that including opportunities to 'bundle' several projects in order to achieve an economy of scale.
- Community members engaged in a conversation about tree removal to improve view planes. Ian indicated that this is a larger, Board-level conversation that has a large number of variables to be considered. He will keep the SAC apprised of any movement in this conversation. Ian did confirm that there are no applications or formal requests to remove any trees at RVR at this time. Regardless, any action would take very broad community consensus.
- The Settlement members were encourage to post information including calendar items, photos, documents and other community information on their website area of the RVRMA.ORG website

Adjourn

The meeting adjourned at 6:15 pm.