

2012 THE SETTLEMENT ANNUAL MEETING
Record of Proceedings
Wednesday, September 19, 2012, 5:00pm
The Ranch House Meeting Room

The Annual meeting of the Owners of The Settlement neighborhood of the River Valley Ranch Master Association, in the county of Garfield, State of Colorado was held on Wednesday, September 19, 2012 at 444 River Valley Ranch Drive, Carbondale, Colorado 81623.

Welcome and Introductions

The 2012 Settlement Annual Meeting was brought to order at 5:00 pm. Community Manager Ian Hause welcomed all the attendees and thanked them for their attendance. Ian introduced members of the RVR Staff: Suzie Matthews, Controller; and Pam Britton, DRC Administrator. Ian also introduced RVR Executive Board President, Jim Noyes and members of the Settlement Advisory Committee: Bill Brown, Chair; Lani Kitching, Liaison to the Executive Board; and Advisory Committee Members Pat Drake, Anne Hillmuth, and Chuck Torinus.

Selection of the 2013 Settlement Advisory Committee

The current members of the Settlement Advisory Committee agreed to continue their service on the committee for the upcoming year. The 2013 Settlement Advisory Committee is as follows:

Chair – Bill Brown
Board Liaison – Lani Kitching
Members - Pat Drake, Anne Hillmuth, Chuck Torinus

Financial Overview/Preliminary 2012 Operations Budget

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

- The dues paid to the Operating Budget will remain at \$110 for the third year.
- While the Painting Reserve is currently at a healthy level of \$30 – 35,000 there is a need to increase the contribution to the Reserve from the current \$31 per month to \$70 per month to accommodate for projected painting requirements.

Services Report Card

Community Manager Ian Hause led a conversation on the Settlement Services.

- Turf Grass Services – This year, we took the turf fertilization service in-house (previously it was done by Four Seasons). Next year we will use a product called “Spread It and Forget It” which is a slow-release, long-term fertilizer product. We received very good results at the North Entry with this product and we will go wall-to-wall with it in October. It has proven to be a better product with fewer

down sides.

- Bagging Service - We are looking at offering a “bagging service” to collect and bag grass clippings when your lawn is mowed. This would be needed only during the high-growth months when the amount of clippings is the greatest. This options service might cost around \$100 per season. More information will be available in the future. This will be subject to the performance of the new fert product.
- Weed Treatment – We did three broad leaf spot spraying this year. A question was raised about weed spraying on vacant lots. Ian indicated that the Association hires Prima Plant to spray the empty lots and then bill the cost back to the lot owners.
- Snow – Ian discussed the challenges with snow plowing contracting, especially during years like last year where the snow was so intermittent. Bottom line, if we want to have our snow plowed when it falls, we need to have someone on retainer otherwise we just get ‘stand-by’ service from the plowing providers. Our contract for this next year will be similar to last year’s. Having Four Seasons on retainer means we have preferred service and get a discount for each plowing.

Painting Program Status Report

Community Manager Ian Hause provided a summary of the status of the Settlement Painting program and what to anticipate in the future.

We are continuing an orderly schedule of house painting in the Settlement. Thirteen houses were painted in 2012. The target is essentially to paint each house every fifth year at a rate of 9 - 11 houses per year.

We are using a new acrylic based paint product that we hope it will wear better and provide an additional year or two of life to each paint job. This new paint was first applied last year, in four more years we will have a better sense of any benefit we might gain.

In order to maintain appropriate Painting Reserve funds, there will be a \$39 increase in the Settlement monthly dues that are allocated to the Painting Reserve.

Roofing Materials

Recently our RVR General Counsel notified us that we were in violation of CCIOA (Colorado Common Interest Ownership Act) standards that prohibit Associations from requiring the use of shake shingle roofing.

We researched alternative materials that would be a good value and look consistent with the existing shake shingle roofs. We identified a quality, thick-butt, architectural grade, life-time guarantee material with a comparable cost to shake shingle, easier installation, and the potential of an insurance savings due to fire retardancy.

This material has been reviewed and approved by the DRC. Going forward, individuals building in the Settlement will have their roof material and color choices reviewed by the DRC as part of their approvals process.

Additional Comments

A question was raised about monitoring the condition/maintenance of landscaping at individual home in the Settlement. Ian indicated that can be a delicate issue.

A request was made for Ian to check into the possibility of a discounted group rate for window washing services in the Settlement.

Ian suggested that the minutes of this meeting serve as the neighborhood's required Annual Report. Attendees were in agreement.

Adjourn

Meeting adjourned at 5:50 pm.