

2017 THE SETTLEMENT ANNUAL MEETING
Record of Proceedings
Tuesday, September 26, 2017, 5:30pm
The Ranch House Meeting Room

The Settlement Annual Meeting was held on Tuesday, September 26, 2017 at 444 River Valley Ranch Drive, Carbondale, Colorado 81623.

Attendees: Larry Bogatz, Art and Barbara Segaul, Dave Kolquist and Karen Harvey, Steven Wolff and Lynne Feigenbaum, Donald and Anne Hillmuth, Bill Brown, Joan Rauderwink, Doug and Nina Factor, Chuck Torinus, Wilton Brown, Kevin Kreuz, Scot Simmons, Judy Fisher, Chris Klingelheber, Scott Darling, Lani Kitching, and Pam Britton.

Welcome and Introductions

The 2017 The Settlement Annual Meeting was brought to order at 5:30 pm. SAC Chair Bill Brown welcomed the attendees and thanked them for their attendance. Bill introduced the other members of the Settlement Advisory Committee: Anne Hillmuth, and Chuck Torinus; and Lani Kitching, Liaison to the Executive Board.

Bill said that the primary purpose of this meeting is provide an update on the status of the Neighborhood, and answer any questions that attendees might have.

2017 The Settlement Advisory Committee Members

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

Chair – Bill Brown

Board Liaison – Lani Kitching

Members - Anne Hillmuth, Chuck Torinus

These individuals will continue to serve in this capacity in 2018. Bill invited anyone who is interested in either joining the SAC to speak with him.

Financial Update

Interim General Manager provided a financial update. The Settlement dues will remain the same in 2018. She reminded attendees that dues are a 'lien-based' obligation that all members of the Master Association are obligated to pay the RVRMA dues. In addition, the Settlement is a 'special services' neighborhood, including lawn care, periodic home re-painting, and a discretionary snow removal service. Settlement home owners pay an additional dues amount to cover those additional services.

A discussion was opened on how neighborhood members are feeling about the level of services.

Homeowner Joan Rauwerdink asked, what, if anything can be done about the necrotic ring disease that a number of the homeowners are experiencing with their lawns. SAC Chair Bill Brown said it is indeed a difficult

problem. And the problem is in the soil, not in the grass. The treatment options are very limited. One option is digging out the problem grass and replacing it. The problem is it is hard to dig far enough down to have an impact.

Scott indicated that he is aware of a product that he has become aware of that seems to have some impact. He will provide that product information to everyone.

Doug Factor indicated that Rich Myers put some mulch and seed on the problem areas and it seemed to have a positive impact. Lani pointed out that the ground crews are first obligated to take care of Association common areas. That is what they are hired and paid for. They really bend over backwards to help community members, but their ability to assist in those ways is on a 'as they have time basis'.

Chuck volunteered to do additional research on this issue and report back to the group. If there is a promising option and the Settlement Neighborhood members want to add an additional service to the Settlement budget, that can be considered.

Services Report Card

Bill reviewed the status of The Settlement services including Irrigation water supply, operation and services, turf grass maintenance, snow removal, trash collection, and the paint program. Key items from the conversation included:

- **Irrigation Services –**

- **Lawn Care**
 - Bill asked if the attendees are reasonably satisfied with the lawn care service this year. The general response was 'yes'.
 - Joan Rauerdink indicated that the crews seem to have gotten a bit 'random' with the grass blowing.
 - Scott Darling offered that we get good service for the price. We have been working systematically with the crews to 'train them up' on our property and service standards.

- **Snow Removal**
 - Bill stated that, as Lani said, snow removal is not a covenant-obligated service. It might be the service that we get the most concern over.
 - Art Segaul said that as Settlement resident get older, snow removal becomes vitally important. And the bigger problem is the Town not plowing Settlement Lane. We don't have a sidewalk and big ruts form in the ice on the road. We need to keep pressure on the Town to do a better job.
 - Nina Factor offered that north facing driveways plowing level needs to be maintained.

- Doug offered that if the crews could take care of the north facing driveways first before cars run over the snow, which is going to be very slow to melt. He said that the sticks that were placed last year to mark where the driveway/lawn interface is located is very helpful.
- The 2017 plowing standards were 2" on the south facing properties and ¾" on the north facing properties. These standards will be continued in the 2018 contract.
- Scott Darling said that he will continue a conversation with Jay Harrington, the Town Manager to do the best he can in taking care of RVR plowing needs, particularly roads like the Settlement.
- Bill confirmed that the consensus is to continue the snow removal service at the same levels as in the past.

Painting Program Status Update

- **House Painting**

- Bill stated that the goal is to try to get to 11 Settlement homes being painted each year in order to achieve a predictable and stable painting expense.
- Chuck Torinus stated that our current contracted painter is doing a great job and at a very favorable price. He added that there is an inspection program that has been instituted as well to support quality control.
- Dave Kolhquist asked if the price changed in Year Two over what was charged in Year One. Lani indicated that the price did go up minimally in Year Two.
- Steven Wolff asked if an owner can opt out of the painting dues and paint their house themselves. Lani replied that, no, because the dues area a lien-based service that owners cannot opt out of.

Roofing

- Bill provided a review of last year's effort to evaluate who's roof might be in need of roofing and whether there would be a possibility of negotiating a favorable 'bulk rate' for doing multiple properties.
- Bill stated that the primary problem is the 'underlayment'. Depending on how well the underlayment was installed will affect the useful life of the roof.
- Steven Wolff described that process that went through last year in which approximately five homes were inspected. Most still had about 5 years of life remaining. Steven's home was the most in need of replacing. He felt that Umbrella did a good job, although the price was substantial.

- Scott reminded everyone that even though the original Settlement design standards 'required' the use of shake shingle, per state of Colorado law, Associations cannot require shake shingles. Therefore Settlement owners can select other shingle products for their roofs. All roof replacements must be approved by the DRC prior to installation.
- Art Segaul described two cottonwood trees in the park area adjacent to his house are large and hanging over his house. He stated that the Town has no jurisdiction over the trees in the park. RVR has the right to approval the removal of those trees. Lani indicated that we have a punch list of trees to address on the property and she is aware of the situation.

The meeting adjourned at 6:30 pm.