

2014 THE SETTLEMENT ANNUAL MEETING
Record of Proceedings
Tuesday, September 30, 2014, 5:00pm
The Ranch House Meeting Room

The Settlement Annual Meeting was held on Tuesday, September 30, 2014 at 444 River Valley Ranch Drive, Carbondale, Colorado 81623.

Attendees: Art Segaul, Dave Kolquist, Karen Harvey, Donald and Anne Hillmuth, Bill Brown, Doug and Nina Factor, Pat Drake, Lani Kitching, Kea Hause, and Chuck Torinus.

Welcome and Introductions

The 2014 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 members of the Settlement Advisory Committee: Bill Brown, Chair; Settlement Advisory Committee Members Pat Drake, Anne Hillmuth, and Chuck Torinus; and Lani Kitching, Liaison to the Executive Board.

2015 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

These individuals will continue to serve in this capacity in 2015. Ian invited anyone who is interested in either joining or retiring from the SAC to speak with him or a 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 for Operations
- The Financial Packet provided at the meeting included the operations budget with the ETC (Estimated to Complete) figures for all line items. Based on this, The Settlement is expected to come in under budget for the year. Any surplus will be rolled into the Painting Reserve.
- The 2015 Operating Budget is projected to remain the same as the 2014 budget for specific Settlement Assessments with dues remaining at \$120 per unit, per month. The RVRMA monthly dues will remain the same as 2014 as well at \$269. There will be increased bagging of mow clippings, but no increase in dues to accomplish this.
- There will be an increase of \$10/per unit per month for the Painting Reserve as was discussed and agreed upon at the 2013 Settlement Annual Meeting.

- As homes are added to the Neighborhood, there is increased revenue and off-setting expenses. There are three additional homes under construction or in Design Review currently.

Services Report Card

Ian 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
 - Participants indicated no problem with irrigation services.
- Mow and Blow
 - We have worked with Four Seasons on some of the mow and blow issues we had been experiencing.
 - We have introduced Rich Myers into the process providing quality control, and it seems that the mowing problems have decreased.
 - Dave Kolquist indicated that he felt Four Seasons should be doing more themselves in terms of quality control.
 - Bill Brown also mentioned that a decision has been made that RVR staff will pull the weed control activity in-house. The intent is to improve the quality of service we are getting in this area.
- Snow Removal
 - We are proposing the same snow removal protocol for 2015 as we had in 2014. Ian reviewed the process of determining whether the snow removal process would be initiated at a given snowfall.
 - Art Seagaul indicated that Settlement Lane, which has no sidewalk, is last on the Town of Carbondale's list for snow removal. This results in packed snow that turns to ice and becomes dangerous. Ian indicated that he will work more closely with the Town to address this issue. Ian encouraged residents to make their feelings known to the Town.
 - Doug Factor suggested that when the call is made for snow removal, to remind Four Season to make sure their crews are careful with their plowing and not hit houses in the process of the snow removal. Recommendation is to stay a foot off the house and remove any residual snow by hand.
 - Nina Factor also suggested that they need to have some on-site supervision of their snow removal staff.
 - Dave Kolquist asked if perhaps having some type of digital survey whereby residents could express their feedback about their services. The survey results would be provided to Four Seasons.
- House Painting
 - Ian provided an overview of the current status of painting in the Settlement. The first target is to get all homes painted with the same product so we have a baseline for review purposes. Ten houses will be painted in 2015. The Porter Acra-Shield product is expected to perform well. We will continue to monitor the painting condition in the field and adjust as needed including split painting and other strategies to get more life out of each painting.

- Trash Collection
 - The results of the recent survey indicated that 80% of RVR Owners would prefer to have a single hauler on a single day of the week.
 - Ian indicated that the RFP Committee (Ian, Todd Richmond, and Ron Rouse) are close to completing and issuing the RFP.
 - We are considering that collection be on Tuesdays between 8:30am – 3:00pm.
 - Proposals will be reviewed by the Selection Committee. Applications are still being taken for members of the Selection Committee.
 - Participants expressed some concerns about staff’s ability to handle the trash collection billing. Ian and Suzie indicated that we have put some thought into how staff would handle this added task.
 - Ian indicated that we hope the bid process will be concluded and the contract awarded. And the new service would launch around April 1st. This will allow the new providers to obtain and additional trash carts needed and allow residents to terminate their contractual relationship with their existing providers.
 - Part of this effort is to reduce the negative impacts on our local wildlife that excessive trash containers can cause. By having a single pick-up day, it also help staff to make sure all residents are staying compliant with the trash window of 6:00am – 8:00pm. Most importantly, it will reduce truck traffic.

Karen Harvey pointed out that Settlement owners are approaching the \$500/month dues and services fee level. She expressed concern that this may impact the resale of Settlement properties. Ian indicated that we are paying attention to this very important issue. Suzie offered that three additional homes are in varying stages of completion and as The Settlement approaches build-out fees, etc. will continue to further stabilize and become increasingly predictable.

Karen also expressed some concern about the preparation work that is done prior to painting. Dave Kolquist also expressed concern about damage that occurs to the wood siding between painting cycles. Ian indicated that we have now included a wood material allowance for repairs that may come up. Dave also indicated that there are sealers that can be put on the wood prior to the painting that may increase the life of the wood.

Pat Drake asked about the Sopris View homes that are in need of painting. Ian indicated that he has gotten three of the five of the current owners to begin the process of painting their homes. He stated that owners are advised that if they don’t paint their home, the Association will and charge them the cost of painting.

Dave Kolquist asked if anyone has had to have their shake roof replaced. Ian indicated that one of the new homes completed in the Settlement was roofed with the approved composite singles. Bill Brown said that he hired a local roofing contractor to make repairs to his roof. They replaced a ridge line and some random shingles. The cost was around \$300 and they indicated that he might get another 10 years from his roof. It is becoming harder to find an insurer who will cover a home with shake shingles. If they do, they may be charging more. Ian had a conversation with a roofing contractor and asked, if there were 10 homes that needed new roofs, what the cost would be. The contractor’s response was ‘\$10,000’ per roof.

Adjourn

The meeting adjourned at 5:55 pm.