

2016 THE SETTLEMENT ANNUAL MEETING
Record of Proceedings
Tuesday, September 27, 2016, 5:00pm
The Ranch House Meeting Room

The Settlement Annual Meeting was held on Tuesday, September 27, 2016 at 444 River Valley Ranch Drive, Carbondale, Colorado 81623.

Attendees: Cheryl and Larry Bogatz, Sue Evanoff, Trudy Strasburger, Art Segaul, Dave Kolquist, Karen Harvey, Pat Drake, Ruth and Peter Frey, Steven Wolff and Lynne Feigenbaum, Pat Rangel, Donald and Anne Hillmuth, Bill Brown, Joan Rauderwink, Jane Kelley, Sue Edelstein, Doug and Nina Factor, Katherine Curry and Todd Nero, Pat Drake, Chuck Torinus, Scott Darling, Lani Kitching, Ron Rouse, Suzie Matthews, and Pam Britton.

Welcome and Introductions

The 2016 The Settlement Annual Meeting was brought to order at 5:00 pm. Director of Finance Suzie Matthews welcomed the attendees and thanked them for their attendance. Suzie introduced members of the Settlement Advisory Committee: Bill Brown, Chair; Settlement Advisory Committee Members Anne Hillmuth, and Chuck Torinus; and Lani Kitching, Liaison to the Executive Board.

2016 The Settlement Advisory Committee

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 2017. Suzie invited anyone who is interested in either joining or retiring from the SAC to speak with her or an SAC member.

Services Report Card

Lani 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** – At this time our irrigation infrastructure is sufficient. There may be need in the future to update aging infrastructure.
- **Lawn Care**
 - While we were under a single lawn care provider, there was an attempt to assign a ratio of the total contract cost of lawn care among the three end users: the Master Association, the Settlement, and Old Town. The original ratios were: Master Association: 83%, Settlement 11%, and Old Town 6%. That was an underestimate of the he actual percentage of service

rendered to The Settlement. When a different contractor provides service to the Settlement the total contact amount is allocated to the Settlement.

- Pat Rangel indicated that our lawn contractors edge the lawn before mowing. This tears up the sod and permits moss to grow. Pat indicated she was not happy with the new lawn care provider. A request was made to reconsider using Four Seasons again.
- Sue Edelstein expressed that the weed mitigation two years ago (spring of 2015) was excellent. Whatever was done this year was insufficient. She suggested we try to recreate what was done two years ago.
- Sue also asked who does tree fertilization? Lani indicated that while it was once part of the services provided, it is now homeowner responsibility.
- Doug asked if there is any fertilization for the lawns. Lani stated that yes, it happens in the spring and the fall.
- Suzie pointed out that flower beds and trees are the homeowner's responsibility.
- There are two more mowing's scheduled for this year. Service will end mid-October. Bill Brown suggested that we send out a news blast to Settlement owners when the last mowing will occur.

- **Snow Removal**

- This past year there were challenges with some damage to driveways from the plowing equipment. We are looking at other options such as snow blowers. It raises additional questions such as: "Do we want to endorse the use of mag chloride/salt as an additional measure to eliminate snow/ice on the driveways. A final decision has not been made; all options are being considered.
- The thresholds for snow removal will stay the same for this next year.
- Doug Factor suggested the use of snow blowers with a second worker using a shovel to clean up residual snow.
- Art Segaul expressed frustration with the Town of Carbondale never cleaning up Settlement Lane. Art asked the Director of the RVRMA contact the Town of Carbondale to request better service to this street and RVR in general.
- Pat Rangel indicated that she uses a metal shovel after the contracted snow removal providers complete their process and finds that is effective. She suggested that our contractors use metal shovels instead of the plastic shovels they are using.
- Sue Edelstein suggested that we try to get the driveways to be 'dry' not with residual ice. She also suggested

- The question was raised about whether there is any reimbursement for snow plow damage to the driveway. Lani indicated that any disputes about damage are between the homeowner and the contractor.
- Peter Frey pointed out that houses where driveways face north will have the most problems if we have a tough winter. Part of the problem occurs when owners have to drive on their driveway before the snow is removed. Peter indicated it would be helpful if the plowers can do the north-facing homes first.
- Larry Bogatz asked if hand-shoveling would cost owners more. Ron Rouse indicated that yes, it would cost more. Larry asked if we could find out what the cost for hand shoveling would be so Settlement owners could make an informed decision about whether it is worth it.
- Lani asked what the group's opinion was of using mag-chloride. There seemed to be general objection to mag-chloride so Lani indicated she will not make that part of the conversation with the contractor. Individuals who wish to use mag-chloride can do so on their own. The point was raised that if anyone uses mag-chloride it can affect everyone because it tracks.
- Lani indicated that the contractor seems to be amenable to meeting our needs. She will make sure to discuss the issues raised with the contractor.

Painting Program Status Update

- House Painting
 - Several owners who were painted this year by our new painting contractor.
 - Everything except the rain gutters and the windows are included in the house painting. If an owner wants to change the house colors, just provide samples of the requested colors to DRC Administrator Pam Britton for approval.
 - This year 15 homes are on the schedule to be painted. A question was raised about why so many need to be painted this year. Suzie provided some history. In the past, instead of painting the entire home, homes were just painted on the south and/or west facing side due to the greater impact of sun on the paint. That proved to be an unsatisfactory approach, so in order to 'catch up' and get on a regular whole-house painting schedule, we have had to schedule 15 houses. The goal is to get to a level of around 11 homes being painted each year. This will result in more level impacts on the Settlement budget.
 - A question was raised about the type of paint product that was being used. Suzie indicated that paints are continually improving and we are continually looking for the best product.
 - Pat Rangel indicated that the houses are power-washed prior to painting, but if any repairs are needed, the owner must take care of those prior to the work by the painting contractor.

Settlement Roofing Committee

- Steven indicated that the Roofing Committee that was organized in July 2016 by Board Member Scott Darling. The initial objective was to come up with a survey of owners in the Settlement are looking to repair their roof in 2017. The hope was to obtain potentially more favorable pricing if a contractor could expect a volume of work and repeat business.
- There are a couple of reasons to replace the shake roofs: more flammable, and they are aging.
- Steven indicated that the committee is pleased that they are taking action to benefit the Settlement owners
- Scott indicated that Max Fillis, a contractor and Settlement owner, inspected several Settlement roofs and found that while they are maturing, generally the roofs are in pretty good shape. Short term, only a few houses need roofs, but in the next 5 – 10 years more houses will be in need of reroofing.
- Sue Edelstein stated that originally shake roofs were required in the Settlement. The State of Colorado passed a law that HOA's could not require shake roofs. Subsequently, some homes built in the Settlement have used different roofing materials. Sue pointed out there are many new materials that mimic the look of shake that should be explored.
- Bill Brown pointed out that the newer homes in the Settlement are the ones with asphalt shingle roofs, since they were built after the law changed. He offered that if someone is going to change their roof, they need to present their change to the DRC for approval.

Questions and Answers

Q: What will the dues be this year?

A: We are in the process of bidding out the contracts for the Settlement. Once we negotiate the level of service that the owners have stated in this meeting that they want, we will be able to provide information about the 2017 Settlement dues.

Katherine Curry offered that we have many young families now in the Settlement and she asked that everyone please drive slowly for the sake of the children.

The suggestion was made that, since there has been turnover in the community, it would be great for everyone to introduce themselves. Everyone introduced themselves!

The meeting adjourned at 6:00 pm.