

SETTLERS VILLAGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING
MINUTES
January 13, 2024

Notice of Meeting

The annual meeting of the Settlers Village Homeowners Association was held on January 13, 2024, at 1:00 pm at 320 Centennial Drive, Milliken, CO.

Directors Present

Jimmy Baugh, President
Dillon Brewster, Vice-President
Patricia Baugh, Asst Sec/Treasurer

Call to Order

Jimmy called the meeting to order at 1:01 pm.

Introductions

Jimmy Baugh introduced himself and then introduced our guests Mayor Elizabeth Austin and Officer Amber-Bonn Campbell, who covers code enforcement issues within the Town limits.

Guests Discussion

Mayor Austin discussed projects/issues that might impact Settlers Village.

- Section of County Rd 46 to get recycled asphalt around April.
- Entrances/Exits for Settlers Village with 2 warrant studies already done for Centennial Drive and a third may be scheduled around September.
- Question asked if Settlers Village was part of the Metro District and whether the public could attend meetings. Mayor Austin replied some were part of the Metro District and then a Metro Board member in the audience provided additional details.
- Possible hazard when traveling northbound on CO-257 because trucks hauling aggregate could impact your drive in the future. A hearing is scheduled for 2/28/24 and is open to the public.
- Plan to upsize 5 culverts to mitigate flooding along County Rd 46, last board meeting approved \$162,000 for the engineering work.
- The Cherry Street Project was just completed to improve stormwater issues.
- Mayor Austin closed with requests for volunteers for the Milliken Events Committee to help with Milliken's 100th annual festival (Beef 'n Bean Day) being celebrated this year.

Agenda Discussion

Jimmy introduced Dillon Brewster as Vice President, and Pat Baugh as Asst Sec/Treasurer and mentioned that Karen Reynolds is Secretary/Treasurer but could not attend at the last minute for personal reasons.

- Spent a lot of time securing all our accounts, changing recovery passwords and phone numbers. Our email was hijacked for a short time, we even filed a police report. All our accounts are secure now.
- Switched banks to TBK.
- Insurance has changed from several policies to just one but still with the same provider. HOA insurance has increased significantly in Colorado overall.
- Discussion of HB-1137 and the requirements to incorporate some of the changes into our CCR's. HB-1137 limits the HOA in enforcement of our CCR's.
- Question about why they should pay their dues if the HOA isn't going to enforce. Jimmy mentioned that the town's Code Enforcement officer would assist with enforcement until we get up to date with the requirements of the bill.
- Comment that the HOA did not do violations last year and now everyone is doing their own thing. Officer Campbell mentioned that the HOA and the Town have similar rules and she patrols every day in every neighborhood and handled about 300 violations last year.
- Complaint about weeds, trash cans, etc. and no violations last year and renters who don't care about their property.
- Jimmy discussed the revoking of voting privileges for delinquent residents.
- Question about how many delinquent owners we have. We noticed during the 2024 Assessment process that about 20% were delinquent and some have never paid.
- Question if all the delinquent accounts were rental properties. We answered that some were but not all of them.
- Question about making a change in our CCR's so that we could direct our landscapers to take care of rental properties that aren't being maintained and then back charge the violators for the cost. Dillon mentioned that getting our landscapers to do work and billing the violators probably won't work because they already aren't paying their bills.
- Officer Campbell reiterated to contact her for violations. The Town also has a process to file liens of properties.
- Migrated to Quickbooks Online to allow more than one user to take care of the books and purchased a computer for Karen.
- PDC Division Order may provide additional revenue from the new wells.
- Question asked if the royalties are caught up from the older wells. Yes, as far as we can tell.
- Question about whether they had access to Quickbooks Online and they do not.
- Question about legal line item on the 2023 Budget but there wasn't one done last year. Comment made that we had no budget but had an increase in fees. There was a meeting in 2022 where it was voted to raise the yearly fee to \$200.
- HOA and town working together on Architectural Reviews.
- Fence no longer made, looking for a close match for replacement and/or repairs.
- Our Settlers Village sign is not on our land so Jimmy called John Hall who will give us an easement when we need to do work on it. Question about why our sign is on someone else's land. We answered that Settlers Village was refiled several times with changes to the perimeter boundary lines.
- Regarding the landscape contract status, the scope is written, and we are going out for bids this coming week. We plan to include a couple of residents to bid too for about 5-6 total. Question

whether it included snow removal. No, that is separate. We did work on other properties previously but not now. Officer Campbell mentioned how to look for property information on Weld County Assessors Online.

- Regarding reducing water on the green space, question about why because it is all weeds. Question about changing some of the landscaping. Comment that some of the irrigation behind Sunset Circle does not work. A complaint about landscapers not watering what they should, the dead trees, not weeding, no monitoring, etc. Resident volunteered to oversee the landscapers.
- Question about replacing landscaping. Maintenance contract does not include that. We found final landscaping plans and town code implies that the landscaping should be maintained as approved. Working with town to determine what we can do to improve landscaping.
- Comment made that about 2 years ago, landscapers fertilized before we had water.
- Resident upset last year about landscapers broke a sprinkler head and he tried to notify the right people and got fed up and fixed it himself. Comment about city water and that the cost was not much different than non-potable water.
- Dillon mentioned it was difficult to find a landscaper late in the season last year.
- Question if we can use town water before things die before they release water. Homeowners want to see scope of work. Discussion of the ditches and native grasses. Jimmy talked about adoption of flower beds by owners.
- Prairie dogs chewed up irrigation lines, it may be possible to split costs with the town. Dillon said contact us if there's damage done by our contractors.
- Quickbooks Online will allow credit card payments. Question about whether they could pay cash at the bank. Not an option.
- Mailing notices cost about \$1000 for postage and supplies. Comment made about the meeting signs at the mailboxes. A suggestion was made to try US Stamp. Resident loves the Facebook group keeping them up to date. One resident noticed the Facebook Live and then just came on down to the meeting. Positive comments about the communications.
- Committees (3 person) needed along with another board member, send an email or just message any board member. We also have a HOA Facebook group.
- Raising transfer fees, does not raise dues but increases revenue. Need to get to a point where we don't rely on royalties. Officer Campbell mentioned that the town is also contacted when a property is sold to check on violations too.
- First budget without royalties was reviewed. Assessment income based on 600 units which represents reality.
- Question about whether we would get estimates on xeriscaping before we vote on anything and yes that is the plan, and the prime objective is to reduce costs.
- Maintenance repairs not included in landscaping scope and that budget is mostly for irrigation repairs. Less of a deficit when we add royalties to the budget.
- Comment that we could xeriscape the green space and keep our pocket parks green. Will work with town to determine what can be done to the green space.
- Comment that royalties should be set aside for reserve and that we are back to what was proposed in 2022 to raise the dues to \$300+ to cover the expenditures.

- Dillon mentioned the irrigation system is old and we had a line break that was 6 feet deep last year.
- Question about whether the irrigation system has been mapped fully yet. Dillon said we can pay the landscapers to map it more thoroughly. Resident commented that he thought we paid a landscaper a couple of years ago to map the system. We haven't found a map yet.
- Comment that dog waste was missing from the budget, but it is included in the landscaping cost.
- A question about playground equipment getting fixed last year and we think it was completed.
- Jimmy asked for a motion to approve the budget and the motion was seconded and passed.

Open Discussion

- Question whether the property on both sides of Traders Lane belonged to Lots Holdings and yes we confirmed that.
- Question about filling out the Architectural form to paint your house, yes but if it is exactly the same colors, we think an email will suffice to minimize busy work for everyone.
- Question about how much we have in the bank. We just transferred \$150,000 to a savings account. We have about \$75,000 in checking.
- Question about the board being bonded. We are not but we probably should be. Another question on how we (homeowners) can protect ourselves down the road. Rolling Hills had a big problem. Insurance protects the board; we will check with an attorney if it protects everyone as well.
- Question about which attorneys we reached out to but we couldn't remember all the names. They wanted a monthly retainer type of fee. A resident offered referrals for HOA attorneys.
- Office Campbell asked for final questions and handed out her business cards.
- Jimmy thanked everyone for attending. Nothing to vote on. Meeting was adjourned at 2:48 pm.

Board Member's Certificate:

I do hereby certify that the foregoing is a true and correct copy of the Minutes of Settlers Village Homeowners Association annual meeting.

Patricia Laugh
Acting Secretary

11/19/2024
Date