

SETTLERS VILLAGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING
MINUTES
January 18, 2025

Notice of Meeting

The annual meeting of the Settlers Village Homeowners Association was held on January 18, 2025, at 5:30 pm at 320 Centennial Drive, Milliken, CO and was also broadcast via Zoom.

Directors Present

Jimmy Baugh, President

Patricia Baugh, Asst Sec/Treasurer

Call to Order

Jimmy called the meeting to order at 5:30 pm.

Powerpoint Presentation/Agenda Discussion

- Sent out 157 certified delinquent letters and we will charge the cost of the certified letter (\$9.68) back to the delinquent owner. We will start charging late fees in February per our Collection Policy. Plan to address Enforcement as well but need more volunteers to do that now. We also have open board positions as well since our Vice-President resigned in December.
- Easement document from 2009 resulted in the Metro District accepting responsibility for maintenance of the greenbelt improvements. So now the fence and prairie dogs are their problem.
- President Jimmy established a savings account and negotiated a decent return. We made over \$9,000 in interest since we opened the account in January 2024.
- Jimmy also made modifications to the irrigation system to reduce water usage after some research on how much water is adequate for 15 acres.
- We plan on some improvements at the pocket parks in 2025 by adding more mulch to improve safety and also plan to replace the missing and/or broken playground equipment.
- We also plan on installing solar mailbox lights for the rest of the mailboxes in the neighborhood. The previous Secretary/Treasurer handed the rest of the material over to us so that we can install them this year.
- The annual assessment was kept at \$200 for 2025. Depending on what happens with the maintenance change regarding the Metro District, we hope to reduce the dues for 2026.

- Please follow the procedure in our Enforcement Policy for complaints. They have to be in writing and more specific than in the past. Now that our policies are in alignment with the requirements of the state of Colorado, we can now start charging fines for violations.
- Presented and discussed some of the HOA financial information. We have increased revenue and decreased expenses overall.
- We now have other payment options through Quickbooks. We can send payment links with emails. We plan on eliminating direct pay with PayPal in 2026. The payment link allows you use PayPal as an option and I don't have to do multiple bookkeeping transactions.
- Had a small discussion about our deteriorated Settlers Village sign/monument but no decision about whether we want to buy a new one especially since location would be an issue.
- Not mentioned directly in the meeting but was on agenda about the board further investigating the use of a management company or hiring clerical help.
- Jimmy asked for a motion to approve the budget and the motion was seconded and passed.
- Jimmy thanked everyone for attending. Nothing to vote on. Meeting was adjourned at 6:34 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 Baugh

Acting Secretary

1/24/25

Date