

SETTLERS VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors

Meeting Minutes – October 10, 2024 (via zoom)

Directors Present

Jimmy Baugh, President

Dillon Brewster, Vice-President

Patricia Baugh, Asst Sec/Treasurer

Call to Order

Jimmy called the meeting to order at 6:40 pm.

Discussion

The purpose of this meeting was to review and adopt the following 2 new policies drafted by Altitude Law due to changes in Colorado Law:

- **Policy of Settlers Village Homeowners Association Regarding Procedures for Collection of Unpaid Assessments**
- **Policy of Settlers Village Homeowners Association Regarding Registration of Phone Number and Email Address**

During the last meeting there was a question about whether we could hire someone to manage delinquent accounts and pass that cost to the delinquent owners, but our attorney said that would have to be a common expense to everyone. Pat made a motion to adopt the 2 new policies, the motion was seconded and unanimously passed.

Other matters discussed were as follows:

- Pat plans to work on the snow removal scope to go out for bids by the end of October.
- New solar panels for the irrigation system can wait until next year now that the irrigation water has been turned off.
- Pricing for new solar lights at mailboxes runs about \$500 each just for the materials. We need to finish surveying how many we need; the current count is at least 6. We plan to add it to the budget for next year.
- Playgrounds need more mulch. We are adding some to Sunset/Depot Pocket Park just to cover some of the mounts for missing rides. We will add it to the budget for next year to put more mulch at both pocket parks and also maybe replace at least one missing ride.
- New composite Little Library has been installed at the corner of Stage Coach Dr. and Prairie Dr.
- Metro District Meeting moved from 10/9/24 to 11/18/24. Jimmy and Pat plan to attend to see if there's a resolution on the easement document for our common areas and also to transfer one of our water accounts (Trader's Lane) to Lots Holding. We are getting another new water account soon for water that wasn't previously metered properly.
- Our prairie dog mitigation company notified us that they will no longer be able to provide service to us and gave us 2 other companies to contact.
- Taxes have finally been filed and our budget did not include any tax payments, so we need to update next year's budget for that.

