

2015 THE SETTLEMENT ANNUAL MEETING

Record of Proceedings

Wednesday, September 23, 2015, 5:00 pm

The Ranch House Meeting Room

Welcome and Introductions

The 2015 The Settlement Annual Meeting was brought to order at 5:00 pm. Director of Finance, Suzie Matthews welcomed all the attendees and thanked them for their attendance.

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 2015.

Financial Overview/Preliminary 2015 Operations Budget

Director of Finance, Suzie Matthews, stated that the budget final decision will be postponed but that an increase in assessments is not anticipated.

Suzie explained that there has been some fluctuation in the painting reserves year to year because the number of houses to be painted each year varies. She explained that this balances out with the average number to be painted each year landing at 9.

Services Report Card

Painting

- Discussed the painting services and upcoming schedule. Everyone was very happy with the job Johnny Gonzales has done. Suzie will confirm the 8 houses to be painted in 2016 with Johnny Gonzales.

Lawn Care

- Lani Kitching asked for more diligence in homeowner lots vs. common grounds. She brought up divots and burn spots being made on their front lawns. She also requested that leafs not be blown into empty lots and that they be picked up instead. Suzie said she would follow up with the supervisor of the Four Seasons crew.
- Weed control was better this year than ever.
- Everyone was happy that the grass is being bagged this year.

Irrigation

- Sue Edelstein asked if the lawn zones and flower zones could be separated. When it is rainy, all of the water is turned off and the flower beds dry up because they are under roof lines. Suzie said she would follow up with Rich.
- Anne Hillmuth said the irrigation crew has been very responsive when anything comes up.

Speeding

- Bill Spence appreciated the speed control efforts and asked about installing speed bumps. It was discussed that it is a town issue. Suzie said she would follow up with the TOC police department to request more of a presence in RVR.

Snow Removal

- Discussed having someone oversee snow removal to make sure walks and steps are being shoveled in addition to the driveway.

Roofing

- Bill Brown brought up the shake shingle roofing prevalent in the Settlement. His other roofs in the Settlement with the shake shingles will need to be replaced in an upcoming year. He suggested that a group discussion with the owners should be held to determine if a reserve account should be created for this purpose. It was decided to add this topic to the newsletter.

Newsletter

- Discussion was held about implementing a monthly newsletter specific to the Settlement. It was decided that Member Services Manager, Brenda Bamford would assemble and distribute the mailing while the content would come from the Settlement owners.