

Settlement Advisory Committee

Minutes

Fall Meeting---8/31/22---5:30 p.m.

Attendees:

Diane Cavarra

Lani Kitching

Trudy Strassburger

Bill Brown

Chuck Torinus (Chair)

Ashley Lynch (GM)

Chuck introduced the agenda and handed the meeting over to Ashley. The meeting had limited attendance.

Ashley reviewed contracts for Settlement. We are in the process of budgeting for 2023 and have completed a year end forecast. They have begun discussions with contractors but have not yet been provided with 2023 numbers.

The Settlement budgeting has begun. We are projecting 26K in reserves at year end 2022. We are hoping to end the year at \$0, but there may be a slight shortfall at year end which would require board approval to move funds out of Capital. There was an anomaly on the 2022 budget, the total numbers of homes in settlement had an error, which may cause us to run over. We are hoping to save enough money on irrigation during Q4 to account for the discrepancy. Painting is projected to come in very close to budget. The ratio between Pioneer Court homes and Settlement Lane homes + N. Bridge was slightly different from what was on the budget (these homes have differing costs on the painting contract). If we do run over in 2022 it will not be a large sum.

Painting: 11 homes total, 4 of which are complete. We had to change siding contractors. Our initial contractor became too busy and could not complete the Settlement. That said, we are not running behind and we feel that we will finish on time, though there was a delay in getting siding quotes.

There was a discussion surrounding the idea of funding a Settlement neighborhood picnic next year. Those present believed that it would be appropriate to fund the picnic through community donations in the future.

Trudy mentioned an issue with maintenance and upkeep in Block B. Ashley discussed the work that RVRMA had recently in the right of way (Tree maintenance). Management also sent out notices to those homeowners in violation, as well as a collective email to all Block B residences, titled Block B beautification. Some progress has been made since then correspondence.

The meeting was convened by Chuck Torinus, acting Chairman, at 6:05 p.m.