

## Settlement Advisory Agenda and Notes

September 12, 2024, 5:30 pm

SAC Advisory Board

Chuck Torinus

Bill Brown

Sarah Klingelheber

Sue Edelstein (absent)

Tim Racke

Michael Banbury—RVR liaison to the Executive Board (absent)

Ashley Lynch—GM RVRMA

Community Members Present: Nina Price, Jane Kelly, Stephen Wolfe

Call to order at 530pm

Roll call

- Election of Officers/Governance
  - It was announced the Chuck Torinus is stepping down from the Advisory Committee effective immediately.
    - Chuck was thanked for his long tenured service. After serving for so many years he felt it was time to step aside.
    - Sara Klingelheber volunteered to take the role of Chair and it was unanimously agreed upon.
    - It was also agreed that we should seek new candidates to fill the open seat.
- Frequency/timing of meeting dates moving forward
  - It was agreed that we should meet twice per year, once in the spring and once in the fall.
  - Dates Discussed: 4/3/25 spring meeting; Sunday Aug. 10<sup>th</sup> Community Picnic; 9/1/24 Fall meeting
- Painting Update
  - 11 Homes to be painted in 2025 as follows:
    - 735 N. Bridge
    - 674 N. Bridge
    - 670 N. Bridge
    - 476 Settlement Lane
    - 424 Settlement Lane
    - 449 Settlement Lane
    - 453 Settlement Lane
    - 457 Settlement Lane
    - 626 N. Bridge
    - 610 N. Bridge

- 412 N. Bridge
  - It was noted that 20 total homes need to be painted in 2025 between Old Town and Settlement
  - Siding repairs will begin in Spring of 2025 but homeowners are encouraged to begin getting quotes on their own.
  - The Settlement Reserve fund will pay the 1<sup>st</sup> \$750 of repairs regardless of who does those repairs, all remaining repairs are paid for by the homeowner. In this way, any contractor who does repairs is ultimately working for the homeowner.
  - The HOA does not secure multiple quotes via their carpenter and next year will be busy, with a lot of work to be accomplished.
  - Emails have gone out to homeowners explaining the details of the siding/painting process.
- Review of snow removal, winter2024/25
  - The contract with the vendor from last year was renewed with only mild increases for inflation.
  - Homeowners were pleased with their performance last year in contrast to the previous vendor.
  - Snow removal to begin on November 4<sup>th</sup>.
- Lawncare/Irrigation Services
  - Spot spraying of the Settlement recently occurred. Fertilization will be happening this fall and blowouts will begin in October.
- Reserves and Financial Review
  - Budget increases are expected to be mild in 2025
  - We plan to end the year with a small operating deficit of around \$3K due to irrigation repair and maintenance.
  - In 2024, we only painted 2 homes in the Settlement. This was the result of the change from a 5 year painting schedule to a 6 year schedule, resulting in year off from painting (2 homes electively deferred painting from 2023 to 2024 last season to help with the reserve fund balance).
  - We should end the year with a healthy reserve balance of around \$72K. This puts us back on firm footing financially.
- Ranch House Renovation Plan Update
  - We have selected a GC (RA Nelson) and an Architect (Land and Shelter). We are beginning the Schematic Design Phase. A committee has been formed to assist with renovation decisions. Ashley will release more detail in the upcoming board meeting/board report. Construction to occur in 2025/26. Measures are planned to minimize disruption as much as possible particularly during the Memorial day to Labor Day periods.
- Questions/Comments

Adjourn around 645pm