

## Settlement Advisory Committee Minutes

April 10, 2025

7pm at the Ranch House

7pm Call to order

Attendance: Nina Price (SAC Member), Bill Brown (SAC Member), Tim Racke (SAC Member), Sarah Klingelheber (SAC Chair), Sue Edelman (SAC Member), Karen Harvey; Dave Kolquist, Ken Williams, Lani Kitching, Lee Tsao, Sam Kaufman

Roll call

- Election of Officers
  - Nina Price is now on the Advisory Committee.
  - The group voted and agreed to continue with Sarah Klingelheber as the Chair of the Committee
- Public Comment Concerning Special Services
  - Public comment was entertained regarding the SAC special services
    - Nina Price asked that flags be removed after spraying/fertilization. This has been arranged.
    - Dave Kolquist brought up a primer called Peel Bond that could be used in select circumstances. Ashley has been working with the Painting Contractor on this, and it is possible to try it in applications where there is preexisting damage/buckling on the rough sewn cedar.
    - We discussed a Hardi-Board alternative (board and baton)—Ashley is sourcing samples from our current siding contractor and will communicate with the community.
      - Nina Price brought up the option of some form of a subsidy given to homeowners who re-side their homes given that the painting cycle would be extended for those using paint in combination with Hardboard.
    - We have a new siding contractor working with homeowners in advance of painting. Ashley arranged bids from 3 different contractors this year. Hoping that everyone is pleased with his services.
    - We may put the painting contract out to bid for next season.
    - Ashley to follow up on a request for a new bench for the Settlement MCA, also following up on potential fence repair/inclusion of a gate leading to the golf course in that area.
- Financial Review
  - Operating Budget Details/Reserve Details
    - The small operating deficit in 2024 (\$1,839) came from Irrigation R&M, which is difficult to predict. We believe we have budgeted adequately in 2025.

- That small deficit that came out of reserves
  - Contracts increased by around 2.5% to 3% YOY
  - We ended 2024 with \$72,056 in reserves. This rebound was due to the decision to move to a 6-year painting schedule, which resulted in a year with virtually no expenses in home painting.
- 2025 Settlement Painting Updates
  - 11 Homes to paint in 2025
  - Average price per home this year \$7,130
- Irrigation/landscaping Update
  - Spray Schedule:
  - Spring Turf May 5-9
  - Summer Turf August 18-22
    - Sue Edelstein suggested that spraying be moved up
    - Ashley will consider that as dates are discussed for next year.
- Emerald Ash Borer Updates
  - Ashley detailed EAB. Some trees have been removed in coordination with the Town of Carbondale.
  - RVR Management reached out to homeowners who were impacted prior to having the trees removed. In many cases re-planting will follow.
- Settlement Neighborhood gathering
  - June was discussed as an option but no final determinations were made
- Schedule for Next Meeting
  - First Thursday in September (9/4)

Adjourn (financial slides/tables presented by Ashley noted on following pages):

**SETTLEMENT DUES**

	2023	2024	2025	Increase	
Settlement (Added Services)	\$147	\$153	\$158	\$5	3.3%
Painting Reserve	\$111	\$114	\$116	\$2	1.8%
Irrigation Reimburement Assessment	\$19	\$20	\$20	\$0	0.0%

## The Settlement 2025 Operating Budget

	2023 Actual	2024 Budget	2024 Forecast	2025 Budget
<b>NUMBER OF HOMES</b>	56	56	56	56
<b>Income</b>				
Common Assessments-Operating	98,784	102,816	102,816	106,176
<b>Total Income</b>	<b>98,784</b>	<b>102,816</b>	<b>102,816</b>	<b>106,176</b>
<b>Expenses</b>				
Lawn Maintenance	49,628	51,000	51,438	52,530
Snow Removal	29,689	31,400	31,167	32,100
Irrigation System R & M	20,336	20,416	22,050	21,546
<b>Total Expenses</b>	<b>99,653</b>	<b>102,816</b>	<b>104,655</b>	<b>106,176</b>
<b>Net Income</b>	<b>(869)</b>	<b>0</b>	<b>(1,839)</b>	<b>0</b>

	2023	2024	2025	2026
<i>Beginning Reserve Balance</i>	20,063	11,700	72,056	61,402
<i>Painting Reserve Surplus or (Loss) from previous year</i>	(8,955)	(899)	(1,839)	
<b>Number of Houses to Stain</b>	<b>10</b>	<b>2</b>	<b>11</b>	<b>11</b>
Cost per House	6,650	6,930	7,138	7,352
Total House Contract Value Per Year	66,500	13,860	78,517	80,872
Wood Repair Cost per House	750	750	750	750
Total Wood Repair Cost	7,500	1,500	8,250	8,250
TOTAL Painting Cost for year	74,000	15,360	86,767	89,122
DEPOSITS to Reserve for year	74,592	76,608	77,952	79,968
<i>Ending Reserve Balance</i>	11,700	72,056	61,402	52,248
<b>MONTHLY DUES FOR PAINTING RESERVES</b>	<b>\$111</b>	<b>\$114.00</b>	<b>\$116.00</b>	<b>\$119.00</b>
<b>increase</b>	<b>\$10</b>	<b>3%</b>	<b>2%</b>	<b>3%</b>
TOTAL HOMES	56	56	56	56