

**Settlers Croft Homeowners Association**  
**Meeting Minutes**  
**October 5, 2022 Quarterly Meeting**

**Call to order**

President, Linda Hand called meeting to order held at the Frankfort Village Hall at 7:01 PM.

Board Members Present: Linda Hand, Jack Haberkorn, Irene Howland

Other Residents Present: 0

Units Represented: 3

**Approval of Minutes**

- Minutes from the July 12, 2022 meeting were submitted and approved. Motion to approve by Linda and second by Jack. Motion carried.

**Treasurers Report**

- June, July, August Financial report - Jack presented the report. The reserve account balance on 12/31/20 was \$26,000, on 12/31/21 balance was \$15,216.73, on 8/31/22 the balance was \$17,203.52. We paid back the reserve account \$981.23 and are on track to repay the reserve account absorb future budget increases.

Motion to approve by Irene, second by Linda. Motion carried. (See appendix)

**Landscaping & Beautification Update**

- The sprinkler system will be turned off October 24<sup>th</sup> for the season.
- CNC was out to look at areas in the lawns that are showing signs of fungus. Their recommendation is to apply a fungicide treatment followed by dirt seed and an erosion blanket. This is not covered thru the HOA and would be the responsibility of the home owner to contact CNC directly.

**Old Business**

- All requests for homeowners' improvements has been complete.
- The Oktoberfest gathering was enjoyed by all. Thank you for your participation and contribution.

### **New Business**

- Approval of 2023 preliminary budget. No increase in HOA dues. Motion to approve by Linda, second by Jack. Motion carried.
- Redact the cost on contracts that we post on Settler's website.

### **Homeowners Comments:**

None

### **2023 Board Meeting Schedule**

Annual meeting is scheduled for January 26, 2023 @ 6:00 PM

### **Adjournment**

President, Linda Hand adjourned the meeting at 7:35 PM. Approved on motion by Linda and 2<sup>nd</sup> by Jack.

Respectfully Submitted

Irene Howland  
Settlers Croft HOA Secretary

## TREASURER REPORT JUNE 2022 TOTALS

### Cash Disbursements

6/07/2022	\$ 345.00	Erickson Management
6/08/2022	\$ 140.00	Homer Tree Care
6/20/2022	\$ 24.46	Erickson Mgmt. Expenses
6/20/2022	\$ 346.00	Reserve Account
6/20/2022	\$ 276.33	Reserve Account Repayment
6/20/2022	\$ 678.21	Frankfort Water/Sewer
6/28/2022	\$ 100.07	State Farm Insurance
Total	\$1910.07	
6/09/2022	Reserve Account Drawn down \$605.00	

### Equity Report

Checking	\$ 8158.34
Reserve	\$ 15,325.11
Total Equity	\$ 37,552.78
June Totals	\$45,711.12

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## TREASURER REPORT JULY 2022 TOTALS

### Cash Disbursements

7/01/2022	\$ 345.00	Erickson Management
7/06/2022	\$ 421.24	Carefree
7/06/2022	\$ 346.00	Reserve Account
7/06/2022	\$ 276.33	Reserve Account Repayment
7/12/2022	\$2500.00	CNC
7/19/2022	\$ 27.69	Erickson Management Expenses
7/20/2022	\$1096.68	Frankfort Water/Sewer
7/21/2022	\$ 237.56	Carefree
7/28/2022	\$ 100.07	State Farm Insurance
Total	\$5350.57	

### Equity Report

Checking	\$ 6,423.48
Reserve	\$16,573.29
Total Equity	\$38,136.11
July Totals	\$44,559.59

## Treasurer Report August 2022 Totals

### Cash Disbursements

8/04/2022	\$ 345.00	Erickson Management
8/09/2022	\$ 1375.00	CNC Contract Work
8/09/2022	\$ 346.00	Reserve Account
8/09/2022	\$ 276.33	Reserve Acct. Repayment
8/16/2022	\$ 2500.00	CNC
8/16/2022	\$ 500.00	CNC Crabgrass Control
8/17/2022	\$ 793.65	Frankfort Water/Sewer
8/17/2022	\$ 15.56	Erickson Mgmt.Expenses
8/22/2022	\$ 237.70	Carefree
8/26/2022	\$ 100.07	State Farm Insurance
Total	\$ 6,489.31	

### Equity Report

Checking	\$ 4,333.17
Reserve	\$17,203.52
Total Equity	\$39,934.14

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