

Settlers Croft Homeowners Association
Meeting Minutes
July 12, 2022 Quarterly Meeting

Call to order

President, Linda Hand called meeting to order held at the Frankfort Village Hall at 7:02 PM.

Board Members Present: Linda Hand, Irene Howland

Other Residents Present: 1

Units Represented: 3

Approval of Minutes

- Minutes from the May 24, 2022 meeting were submitted and approved. Motion to approve by Linda and second by Irene. Motion carried.

Treasurers Report

- May Financial report - Linda presented the report in Jack's absence. The report was reviewed. **CNC** receive an overpayment of \$875 for heavy snow removal that was not authorized and we will be reimbursed. The report was approved. Motion to approve by Irene, second by Linda. Motion carried. (See appendix)

Landscaping & Beautification Update

- **CNC** will install two new yews in the fall on the west side of the entry to the Croft in front of the white fence. Deposit was made. Motion to approve by Linda, second by Irene.
- **CNC** is not contracted for the 22 – 23 season. We are currently interviewing landscape companies for next season.
- **Homer Tree Service** completed the treatment to the crab apple trees in the main island.

Old Business

- The board approved outside painting to be done at 20631 Settlers Lane and a new roof at 20604 Settlers Lane. Both projects have been completed. Motion to approve by Linda, second by Irene.
- Pam Adduci, Erickson Management sent a copy of the Settlers Croft Rules & Regulations to each homeowner on June 14, 2022. Note the SC Architectural Improvement Application Form is included. This form is available on our website and is required for all exterior home improvements and replacements.

New Business

- A request to replace the roof at 20617 Settlers Lane as submitted and approved. Motion to approve by Linda, second by Irene.
- A "Meet & Greet" get together will be planned for late summer - early fall at the Gazebo. Please contact Irene if you are interested in planning the event. 708-466-3722 Motion to approve by Linda, second by Irene

Homeowners Comments:

None

2022 Board Meeting Schedule

October 6th, and January 26th, 2023

Adjournment

President, Linda Hand adjourned the meeting at 7:50 PM. Approved on motion by Linda and 2nd by Irene.

Respectfully Submitted

Irene Howland
Settlers Croft HOA Secretary

TREASURER REPORT MAY 2022 TOTALS

Cash Disbursements

5/02/2022	\$ 100.07	State Farm
5/04/2022	\$ 345.00	Erickson Management
5/04/2022	\$ 140.00	Homer Tree Care
5/09/2022	\$ 140.00	Homer Tree Care
5/09/2022	\$ 875.00	CNC Lawn Care *
5/01/2022	\$1730.00	Reserve Acct. (1/1-5/1)
5/16/2022	\$1381.65	Reserve Repayment
5/17/2022	\$ 42.69	Village of Frankfort
Total	\$4754.00	
*	\$ 875.00	Paid In Error

Equity Report

Checking	\$ 6984.80
Reserve	\$15,927.54
Total Equity	\$34,539.12
May Totals	\$41,523.92