

Settlers Croft Homeowners Association
Meeting Minutes
May 24, 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: 0

Units Represented: 2

Approval of Minutes

- Minutes from the February 17, 2022 meeting were submitted and approved. Motion to approve by Linda and second by Irene. Motion carried.

Treasurers Report

- January, February, March and April. Irene presented the report in Jack's absence. The reports were reviewed by month and approved. Motion to approve by Linda, second by Irene. Motion carried. (See appendix)

Landscaping & Beautification Update

- **CNC** will pay half the cost to repair sprinkler heads that may have been damaged by the winter snow plowing. There are four damaged heads to be repaired.
- **CNC** was notified they did not apply a pre-emergent to the common areas this spring. Weeds are overtaking the common area on the southwest entrance of the Croft. The board requested CNC to weed the areas affected.
- **CNC** is currently using a hand mower to mow the lawns in place of the riding mowers that have caused damage to lawns in the past.
- **Carefree** turned on the sprinklers for the season. We haven't had to water the lawns to date due to the abundance of rain.
- **Homer Tree Service** sprayed the apple trees in the main island. This is the first of three treatments per season.

Old Business

- Erickson Management has appointed Pam Adduci as our property manager. We are happy to have her back managing SC HOA.

New Business

- Concrete repair will take place on the sidewalk to the south of the gazebo. There is a chunk of concrete missing and it is a danger to residents and guests walking in that area. Motion to approve by Irene, second by Linda.
- The board will be seeking bids for mulch in the common areas. The two areas are east side of Settlers Lane at entry to the Croft and the area to the northwest of Croft Lane where the spruce tree was removed.
- Erickson Management will send homeowners the HOA rules and regulations for architectural, landscaping and paint changes. The information is also available in the by-laws that is posted on the Settlers Croft HOA website. <https://www.settlerscroft.com/>
- We would like to welcome our newest neighbors, Fran & Ben Minasola who purchased the Johnson home. Welcome Fran & Ben!

Homeowners Comments:

None

2022 Board Meeting Schedule

July 12th, 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 JANUARY 2022 TOTALS

Cash Disbursements

1/03/2022	\$ 100.07	State Farm Insurance
1/05/2022	\$ 373.15	Care Free (Winterization)
1/05/2022	\$ 330.00	Erickson Management
1/13/2022	\$ 585.00	CNC Lawn Care (Salt)
1/18/2022	\$1750.00	CNC Lawn Care (Dec.)
1/19/2022	\$ 27.51	Erickson Management (Postage, etc.)
1/28/2022	\$ 100.07	State Farm Insurance
Total	\$3265.80	

Equity Report Totals

Checking	\$ 1,661.19
Reserve	\$15,217.16
Total Equity	\$25,852.66
January Total	\$27,513.85

TREASURER REPORT FEBRUARY 2022 TOTALS

Cash Disbursements

2/07/2022	\$ 360.00	Erickson Management
2/09/2022	\$ 875.00	CNC Lawn Care (Plow on 2/2 and 2/3)
2/11/2022	\$ 29.42	Erickson Management (Postage, etc.)
2/03//2022	\$1750.00	CNC Lawn Care (January)
2/22//2022	\$ 6.43	Coupon Book
2//22/2022	\$ 1750.00	CNC Lawn Care (February)
2/23/2022	\$ 653.63	Christmas Decor

Equity Report

Checking	\$ 1,781.04
Reserve	\$ 13,467.48
Total Equity	\$ 28,020.39
February Totals	\$ 29,801.43

TREASURER REPORT MARCH 2022 TOTALS

Cash Disbursements

3/03/202	\$ 10.00	Secretary of State
3/07/2022	\$ 360.00	Erickson Management
3/07/2022	\$ 100.07	State Farm Insurance
3/18/2022	\$ 275.00	Joseph Murray- taxes
3/23/2022	\$ 38.12	Erickson Management- expenses
3/30/2022	\$1,750.00	CNC Lawn Care
3/31/2022	\$ 100.07	State Farm Insurance
Total	\$2,633.26	

Equity Report Totals

Checking	\$ 6,966.42
Reserve	\$12,814.17
Total Equity	\$32,102.45
March Totals	\$39,068.87

TREASURER REPORT TOTALS APRIL 2022

Cash Disbursements

4/05/2022	\$ 330.00	Erickson Management
4/19/2022	\$ 2,500.00	CNC Lawn care
4/19/2022	\$ 119.21	Erickson Management- expenses
4/27/2022	\$ 140.00	Homer Tree Care
Total	\$ 3,089.21	

Equity Report

Checking	\$ 7,502.14
Reserve	\$12,814.49
Total Equity	\$34,348.56
April Totals	\$41,850.70