

Settlers Croft Homeowners Association
Meeting Minutes

January 13, 2020

I. Call to order

President, Jack Haberkorn called meeting held at Village of Frankfort Admin order at 7:01pm.

Board Members Present: Jack Haberkorn, Carl Courtright, Greg Shiple

Other Residents Present: 11

Units Represented: 11

II. Approval of minutes

Minutes from September 9, 2019 meeting submitted and approved on motion by Greg and 2nd by Carl. Motion carried.

III. Treasurers Report

Carl Submitted Report for August, September, October, and November.

(See Appendix)

Motion to approve by Greg and 2nd by Carl. Motion carried.

IV. Approval of Budget

(See Appendix)

Motion to approve by Greg and 2nd by Carl. Motion carried.

V. Landscaping & Beautification Committee Update

Beautification Committee to be determined in April

Frankfort Village Winter Beautification Award Presented

Carefree Proposal for 2020 Submitted

Motion to approve by Carl and 2nd by Greg. Motion carried.

(See Appendix)

Greg will contact Village to turn on water as well Carefree based upon weather conditions

Carl will contact Bill's Landscaping on Winter damage and Spring care

VI. Old Business

- None

VII. New business

- None

VIII. Homeowners Comments:

- Talk about research as a homeowner division for property tax reduction

IX. Board Meeting Schedule

Meetings held in the Executive Conference Room at the Village Hall @ 7pm

7/7, 10/6, 12/22 (annual meeting)

X. Adjournment

President, Jack Haberkorn adjourned the meeting at 7:29pm. Approved on motion by Carl and 2nd by Greg

XI. Board Election

Linda Hand was elected to the board as President unanimously by a show of hands. The board thanked Jack for his years of service to our homeowners & community.

Respectfully Submitted

Greg Shiple

Settlers Croft HOA Secretary

August 2019 Totals

Additional Expenses:

8/1/2019	\$316.00	Erickson Mgmt-fee
8/1/2019	\$316.67	Settlers Croft-reserve
8/6/2019	\$1,350.00	Bill's lawn maintenance
8/6/2019	\$114.20	Carefree-sprinkler repairs
8/7/2019	\$6.00	South Data-coupons
8/15/2019	\$14.15	Erickson Mgmt-postage
8/20/2109	\$2,130.56	Frankfort-water/Sprinklers water
8/28/2019	\$98.41	Insurance
	\$4,345.99	Totals

Treasurer Report 1/13/2020

Equity Report Totals:

Checking	\$5,870.74
Reserve	\$25,876.00
Total Equity	\$31,746.74
July Total	\$32,756.51

September 2019 Totals

Additional Expenses:

9/3/2019	\$316.00	Erickson Mgmt-Mgmt fee
9/3/2019	\$316.67	Settlers Croft-reserve
9/4/2019	\$162.00	Wiley Tree Service-insect control
9/5/2019	\$1,350.00	Bill's-lawn maintenance
9/10/2019	\$86.30	Carefree-sprinkler repairs
9/19/2019	\$38.00	Carol Svehla-refund
9/19/2019	\$83.34	Irene Howland-reinburse Fall
9/20/2019	\$2,230.40	Frankfort water
9/23/2019		Void
9/26/2019	\$20.05	Postage
9/30/2019	\$98.41	Insurance
	\$4,701.17	Totals

Equity Report Totals:

Checking	\$5,064.57
Reserve	\$26,200.30
Total Equity	\$31,264.87
August Total	\$31,746.74

October 2019 Totals

Additional Expenses:

10/1/2019	\$316.00	Erickson Mgmt-Mgmt fee
10/1/2019	\$316.67	Settlers Croft-reserve
10/8/2019	\$1,350.00	Lawn maintenance-October
10/15/2019	\$185.00	Wiley Tree Care-fertilizer
10/16/2019	\$370.00	Carefree-winterize system
10/24/2019	\$12.30	Postage supplies
10/28/2019	\$98.41	State Farm-insurance premium
	\$2,648.38	Totals

Equity Report Totals:

Checking	\$6,021.19
Reserve	\$26,524.42
Total Equity	\$32,545.61
September Total	\$31,264.87

November 2019 Totals

Additional Expenses:

11/1/2019	\$316.00	Erickson Mgmt-Mgmt fee
11/1/2019	\$316.67	Settlers Croft-reserve
11/8/2019	\$1,350.00	Bill's lawn maintenance
11/15/2019	\$29.02	Erickson Mgmt-postage
11/19/2019	\$1,801.38	Frankfort-water/Sprinklers water
	\$3,813.07	Totals

Equity Report Totals:

Checking	\$5,218.12
Reserve	\$26,848.91
Total Equity	\$32,067.03
October Total	\$32,545.61

#245 Settlers Croft Homeowners Association**2020 Proposed Budget**

	INCOME	2020
5120	Assessments	\$41,130.00
5133	Legal Fee Recovery	\$0.00
5136	Late Fees	\$100.00
	Total Income	\$41,230.00
	EXPENSES	
	<i>Administration Expenses</i>	
6311	Postage, Copies	\$150.00
6320	Management Fee	\$3,840.00
6340	Legal Fee	\$800.00
6341	Legal Fee - Collection	\$500.00
6350	Accounting Services	\$235.00
6380	Insurance	\$1,100.00
6390	Misc. Administrative	\$500.00
	<i>Common Building Expenses</i>	
6451	Water and Sewer	\$5,698.00
6520	Building Repairs	\$1,155.00
6536	Irrigation	\$1,500.00
6575	Lawn and Snow Care	\$18,100.00
6576	Landscape Extras	\$3,500.00
	<i>Taxes/Reserve</i>	
6725	Reserve Contribution	\$4,152.00
6731	Operating Reserve	\$0.00
	Total Expenses	\$41,230.00
	Assessments:	\$215.00



2020
PROPOSAL

Lawn Sprinkler Systems

Mosquito Misting Systems
9/20/19

TO: Mr. Jack Haberkorn
Settlers Croft Homeowners Association
20660 Settlers Lane
Frankfort, IL 60423

JOB LOCATION: Settlers Croft HOA
10039 Croft Lane
Frankfort, IL 60423

We hereby submit specifications and estimates for:

SPRING TURN ON 2020.....\$490.00

The Spring Turn On will consist of:

- Turning ON the water supply at the main.
- Programming the controller to a spring watering cycle.
- Checking the operation of each head and making any necessary adjustments.
- The preparation of a list of all necessary repairs due to defective material or damage caused by snow removal.

MID-SEASON TUNE-UP (OPTIONAL).....\$390.00

WINTER SHUTDOWN 2020.....\$370.00

The Winter Shutdown will consist of:

- Turning OFF the water supply at the main
- The evacuation of all water from underground piping using compressed air.
- Programming the controller to an OFF setting.

This proposal covers a turn-on, walk-through, and basic repairs needed to complete turn-on (materials not included). Anything above 5 hours will result in additional labor costs. All repairs are billed on a time and material basis. Our labor charge is \$80.00 per hour for the first hour. Each additional hour is \$80.00 per hour for the first man and \$30.00 per hour for each additional man. All service calls are billed at a one hour minimum.

Carefree Lawn Sprinklers
Authorized Signature

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation insurance.

Settlers Croft Homeowners Assoc.
Authorized Signature

Date

By signing this proposal, you are agreeing that the above prices, specifications and conditions are satisfactory and are hereby accepted. You are also authorizing Carefree Lawn Sprinklers, Inc. to complete the work as specified. Payment will be made as outlined above.

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