

Settlers Croft Homeowners Association
Meeting Minutes
August 15, 2023 Meeting

Call to order

President, Jack Haberkorn called the meeting to order held at the Frankfort Village Hall at 6:02 PM.

Board Members Present: Jack Haberkorn, Irene Howland, Mike Barr

Other Residents Present: 0

Units Represented: 3

Approval of Minutes

- Minutes from the May 16, 2023 meeting were submitted and approved. Motion to approve by Irene and second by Jack. Motion carried.

Treasurers Report

- Jack submitted the report for January – June 2023. Issues with the former management company caused a delay in Associa receiving the correct information for the May meeting.

Motion to approve the budget by Irene and second by Jack. Motion carried. (See appendix)

Landscaping & Beautification Update

- The board is satisfied the work done by Blackwood Outdoors this season.
- Carefree completed repairs to the sprinkler system.
- Wiley Tree Service was contacted to give a bid to treat the spruce trees in the common areas.

Old Business

- Clarification from the Village of Frankfort on building requirements was reviewed and confirmed the HOA ruling expired. All further requirements will follow the Village of Frankfort square foot ruling of 2600 square feet for a two story home.

New Business

- Jack notified the board the Bi-Annual Age Verification will be completed by the end of 2023. Motion to approve by Jack, second by Irene. Motion carried.
- Homeowners received notification by mail of the Notice of Violation dated June 28, 2023 from Associa Management Co.
- Jack Haberkorn accepted the position of President to fill the vacancy left by Linda Hand's resignation due to her move. Mike Barr accepted the position of Treasure to complete Jack's term.
- The next Board meeting is scheduled for November 1, 2023 at the Frankfort Village Hall at 6 PM.

Homeowners Comments:

- None

Adjournment

President, Jack Haberkorn adjourned the meeting at 7:20 PM. Approved on motion by Mike Barr and 2nd by Jack.

Respectfully Submitted,

Irene Howland
Settlers Croft HOA Secretary

TREASURER REPORT JANUARY 2023

Collections \$ 4,720.00

Expenses

| | | |
|-----------|-------------|--------------------|
| 1/03/2023 | \$ 125.00 | Associa |
| 1/19/2023 | \$ 250.00 | Associa |
| 1/24/2023 | \$ 113.32 | State Farm |
| 1/23/2023 | \$ 3,200.00 | Blackwood Outdoors |
| 1/26/2023 | \$ 1,950.00 | Blackwood Outdoors |
| 1/30/2023 | \$ 653.62 | Principle Lighting |
| Total | \$ 6,291.94 | |

Account Balances

Checking \$12,953.06

Reserve -0-

TREASURER REPORT FEBRUARY 2023

| | | |
|-------------|-------------|---------------------|
| Collections | \$ 6,785.00 | |
| 2/01/2023 | \$ 286.30 | Associa |
| 2/03/2023 | \$ 653.62 | Principle Lighting |
| 2/14/2023 | \$ 113.32 | Allstate Insurance |
| 2/23/2023 | \$ 1,950.00 | Blackwoods Outdoor |
| 2/27/2023 | \$ 175.00 | Associa on call-VCM |
| Total | \$ 3,178.24 | |

Account Balances

| | |
|----------|-------------|
| Checking | \$16,264.82 |
| Reserve | -0- |

TREASURER REPORT MARCH 2023

| | |
|-------------|-------------|
| Collections | \$ 4,720.00 |
|-------------|-------------|

Expenses

| | | |
|-----------|-------------|-------------------|
| 3/01/2023 | \$ 525.00 | Associa |
| 3/13/2023 | \$ 117.02 | Associa |
| 3/16/2023 | \$ 113.32 | State Farm INS |
| 3/24/2023 | \$ 1,950.00 | Blackwood Outdoor |
| 3/31/2023 | \$ 113.32 | State Farm |
| Total | \$ 2,818.66 | |

Account Balances

| | |
|----------|-------------|
| Checking | \$19,346.16 |
|----------|-------------|

| | |
|---------|-----|
| Reserve | -0- |
|---------|-----|

TREASURER REPORT APRIL 2023

Collections \$ 4,720.00

Expenses

| | | |
|-----------|-------------|-----------------------|
| 4/03/2023 | \$ 226.97 | Associa |
| 4/14/2023 | \$ 2,200.00 | Homer Tree Care |
| 4/14/2023 | \$ 590.00 | Linda Hand (expenses) |
| 4/18/2023 | \$ 150.00 | Homer Tree Care |
| Total | \$ 3,166.97 | |

Account Balances

| | |
|----------|--------------|
| Checking | \$ 21,194.19 |
| Reserve | \$ 17,136.94 |

TREASURER REPORT MAY 2023

Collections \$ 4,720.00

Expenses

| | | |
|-----------|-------------|--------------------|
| 5/01/2023 | \$ 125.00 | Associa |
| 5/01/2023 | \$ 1,950.00 | Blackwood Outdoors |
| 5/03/2023 | \$ 641.81 | Carefree start up |
| 5/03/2023 | \$ 13.95 | Associa (expenses) |
| 5/08/2023 | \$ 298.82 | Carefree (maint.) |
| 5/08/2023 | \$ 150.00 | Homer Tree Care |
| 5/10/2023 | \$ 113.32 | State Farm Ins. |
| 5/26/2023 | \$ 150.00 | Homer Tree Care |
| 5/26/2023 | \$ 1,950.00 | Blackwood outdoors |
| 5/31/2023 | \$ 113.32 | State Farm Ins. |
| Total | \$ 5,509.81 | |

Account Balances

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|----------|-------------|
| Checking | \$ 3,534.81 |
| Reserve | \$17,136.94 |

TREASURER REPORT JUNE 20223

Collections \$4,720.00

Expenses

| | | |
|-----------|-------------|------------------------|
| 6/05/2023 | \$ 88.98 | Associa. (Expenses) |
| 6/06/2023 | \$ 525.00 | Associa |
| 6/12/2023 | \$ 135.00 | Carefree (maintenance) |
| 6/28/2023 | \$ 1,950.00 | Blackwood outdoors |
| Total | \$ 2,699.08 | |

Account Balances

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|----------|-------------|
| Checking | \$ 2,468.88 |
| Reserve | \$21,110.63 |