

**Settlers Croft Homeowners Association  
Meeting Minutes**

**February 22, 2022 Annual Meeting**

**Call to order**

President, Linda Hand called meeting to order held at the Frankfort Village Hall at 7:03 PM

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

Other Residents Present: Greg Shiple, Maureen Haberkorn & Jim Howland  
Units Represented: 4

**Approval of Minutes**

Minutes from October 26th meeting were submitted and approved on motion by Linda and 2nd by Jack. Motion carried.

**Treasurers Report**

- October, November & December. Jack reported that we continued the need to access money from our reserve account to meet monthly expenses. October \$1200, November \$0 and December \$1779. The shortage for these months was drawn down from our reserve account.
- HOA Increase.

The 2021 budget from Erickson was \$41,230.00 and the total actual was \$49,761.00. The shortage for 2021 was \$11,704.00 and was drawn down from the reserve account which needs to be paid back. The total amount to be paid back to the reserve account is \$15,460 (-\$80.52 per home owner) mainly a result of increases in Water & Sewer and Lawn & Snow Care. The \$15,460 needs to be paid back to the reserve account at a rate of \$3,316.00 per year until paid in full.

The proposed budget for 2022 budget is \$56,740.00, which is base last years actuals. Going forward we will be managing the budget on the actual cost of the prior year, which hasn't been done in the past.

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

**Landscaping & Beautification Update**

- CNC's contract for 2022-23 was presented and will be renewed with no additional increase.

- CNC is aware of the damage done to our lawns by the plows and will repair the damage in the spring. Please report any damage done to your property to the board within 48 hours.
- CNC's contract is posted on our homeowners' website for your reference.

### **Old Business**

- The Bi-annual age verification was completed by December 1<sup>st</sup> and will be submitted to the state. 2023 will be the last survey we have to send to the state.

### **New Business**

- Christmas Décor Holiday Lighting is contracted for 2022-23 and at a discounted rate for prepay.
- Gazebo is in need of maintenance this spring, painting and tuck pointing.
- Trees in the common area will be monitored throughout the year.
- The Johnson's home was listed for sale and has sold. We extend our sympathy to Laura in the passing of her father, Jim and wish her well.

### **Homeowners Comments:**

- Question was raised as to why we spent money on re-landscaping the islands and gazebo area.

It was overrun with poison ivy, plant and weed growth. We will continue to provide maintenance going forward. The cost of the improvement did not come out of our monthly budget. It was withdrawn from our reserve account and had no effect on the monthly assessment.

- Question was raised as to why the HOA assessment was an increase of near 40%.

The cost of water increased 33% and landscaping increased 50%. We need this increase to be able to pay our bills. Please refer to the budget. (See appendix).

Past increases are as follows:

2004 – 2013 - \$180  
2014 – 2018 - \$190  
2019 – 2021 - \$215  
2022 - \$295

- Question was raised as to the possibility of SC HOA being self-managed.

The management of the HOA is a full time job and should not be relayed on homeowners to manage from a liability standpoint.

- Question was raised about the plan to remove dead trees in the common area.

The trees in the common area will continue to be monitored and removed or cut down to a responsible level to prevent damage.

### **Additional Comments**

The board thanked Greg Shiple for creating and maintaining our website.  
<https://www.settlerscroft.com>

### **2022 Board Meeting Schedule**

April 7<sup>th</sup>, July 7<sup>th</sup>, October 6<sup>th</sup>, and January 26<sup>th</sup>, 2023

### **Adjournment**

President, Linda Hand adjourned the meeting at 7:58 PM. Approved on motion by Linda and 2<sup>nd</sup> by Irene.

Respectfully Submitted

Irene Howland  
Settlers Croft HOA Secretary

### TREASURER REPORT OCTOBER 2021 TOTALS

#### Cash Disbursements

10/01/21	\$ 330.00	Erickson Management Fees
10/07/21	\$ 2006.43	Village of Frankfort
10/11/21	\$ 2500.00	CNC Landscaping
10/12/21	\$ 32.22	Erickson Management-Postage
		Misc. Expenses
10/28/21	\$ 101.80	Carefree Sprinklers
10/11/21	\$ 2500.00	CNC Landscaping (Reserve Account)
10/11/21	\$ 126.92	Irene Howland- Misc. Expenses, (Reserve Account)
10/21/21	\$ 1993.62	Village Of Frankfort (Reserve Account)
10/21/21	\$ 8075.00	CNC Landscaping (Reserve Account)
	\$17,666.10	Total

#### Breakdown

\$ 4,970.56	From Checking Account
\$12,695.54	From Reserve Account

#### Equity Report Totals

\$ 1,304.68	Checking
\$15,952.96	Reserve
\$25,945.95	Total Equity
\$27,158.83	October Total

## TREASURER REPORT NOVEMBER 2021 TOTALS

### Cash Disbursements

11/03/2021	\$ 95.49	State Farm Insurance
11/03/2021	\$ 330.00	Erickson Management
11/04/2021	\$ 346.00	Reserve Account (October)
11/11/2021	\$ 38.47	Erickson Management Postage, Misc. Expenses
11/19/2021	\$ 346.00	Reserve Account (November)
11/11/2021	\$ 811.11	Village Of Frankfort
	<b>\$1,967.07</b>	<b>Total</b>

### Equity Report Totals

\$ 2,675.81	Checking
\$16,645.36	Reserve
\$26,638.58	Total Equity
<b>\$29,314.39</b>	<b>November Total</b>

### TREASURER REPORT DECEMBER 2021 TOTALS

#### Cash Disbursements

12/03/2021	\$ 95.49	State Farm Insurance
12/03/2021	\$ 330.00	Erickson Managemen
12/03/2021	\$ 346.00	Reserve Account
12/14/2021	\$ 5000.00	CNC Lawn Care
12/17/2021	\$ 30.06	Erickson Management-Postage, Etc.
12/02/2021	\$ 887.50	Christmas Decor (Reserve Account)
12/17/2021	\$ 887.50	Christmas Decor (Reserve Account)
	\$ 7576.55	(\$1779.00 From Reserve Account)

#### Equity Report Totals

Checking	\$ 114.26
Reserve	\$15,216.77
Total Equity	\$27,099.65
December Total	\$27,213.91

