

**Settlers Croft Homeowners Association**  
**Meeting Minutes**  
**May 16, 2023 Annual Meeting**

**Call to order**

President, Linda Hand called meeting to order held at the Frankfort Village Hall at 6:01 PM.

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

Other Residents Present: 1

Units Represented: 3

**Approval of Minutes**

- Minutes from the January 26, 2023 meeting were submitted and approved. Motion to approve by Linda and second by Jack. Motion carried.

**Treasurers Report**

- The treasurers report is delayed. Associaia is in the process of completing the banking information.

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

**Landscaping & Beautification Update**

- The board is satisfied the work done by Blackwood Outdoors so far this season.
- Carefree turned on the sprinklers 4/19 and reported leaks on two zones, #13 and #14. They repaired the ones May 2<sup>nd</sup>. The watering schedule is posted on SC HOA website.

**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 2400 square feet for a ranch home an 2600 square feet for a two story home.

## **New Business**

- Associa Chicagoland resolved an error of a NSF charged to a homeowner.
- Invisible fences are include in the declaration 3.9 of SC HOA covenants.
  - The SC HOA is not responsible for any damage done to any unauthorized invisible fence.
- The Board implemented a new rule that all garage doors will remained closed unless entering and exiting the garage or if the homeowner is working in the garage and yard. Motion to approve by Linda, second by Jack
  - Homeowners were notified of the new rule May 17, 2023 in an email from the Board.
- The next Board meeting is scheduled for August 15, 2023 at the Frankfort Village Hall at 6 PM.

## **Homeowners Comments:**

- None

## **Adjournment**

President, Linda Hand adjourned the meeting at 7:35 PM. Approved on motion by Irene and 2<sup>nd</sup> by Jack.

Respectfully Submitted,

Irene Howland  
Settlers Croft HOA Secretary