

2/5/18

Settlers Crossing Community HOA February Board Meeting Minutes

6:30pm

SettlersCrossingHOA@gmail.com

Meeting called to order by Robert. Peter Junkin, Roger Gallagher, Cara Taylor, & Robert Stephens present. Josh Martin and Deedra Delaney absent. Majority established, official business can be conducted.

2018 budget discussion

- The board reviewed 2017 management reports and 2018 known expenses.
- Peter moved to approve 2018 budget as written, Robert second.
 - o Roger – Yes, Cara – Yes, Peter – Yes, Robert – Yes
 - o 2018 budget approved:

Category	2017 Actual	2018 Projected
Management Company	\$6,000.00	\$5,000.00
Landscaping Contract	\$49,506.07	\$66,000.00
Pond Maintenance	\$3,771.00	\$4,000.00
Electric Utility	\$13,659.01	\$15,000.00
Water Utility	\$180.00	\$180.00
Mailings	\$1,500.00	\$1,500.00
Website & Domain	\$121.04	\$250.00
Insurance	\$7,569.00	\$8,000.00
Totals	\$82,306.12	\$99,930.00

2018 Dues \$293.15 X 377 homes = \$110,517.55

2018 lawncare discussion

- Board reviewed 3 lawncare contracts from Kinrich Lawn Service (existing provider), Lux Lawn & Landscape, & Picture Perfect Lawns.
- Because of cost, Picture Perfect Lawns was excluded and discussion continued surrounding knowns and unknowns.
- Peter made a motion to not sign a contract with any until deficiencies from last year could be answered and or addressed with Kinrich Lawn Service and then we would decide, Cara second.
 - o Roger – Yes, Cara – Yes, Robert – Yes, Peter – Yes
 - o Motion passed.

Fence modification, violation, repair discussion

- The board began discussing the current fence situation including:
 - o Current fences in violations of covenants
 - o Current residents wanting to request approval for fence modifications against covenants
 - o Common area / greenbelt fence ownership responsibility
- The board agreed that we needed to start first with addressing all fences that are currently in violation of covenants so that enforcement going forward can be done from a level playing field. A newsletter will be drafted explaining the covenants for the different subdivisions fence requirements and requesting that any owner of a fence in violation of these covenants submit a (to be created) fence modification application within XX days. These requests will be reviewed and grandfathered in with slight modifications being a possible request by the board.
 - o This new fence modification request will continue to be used in the future by any resident requesting approval from the HOA board to construct a fence that violates any part of the covenants.
- The board agreed to continue discussion on remaining topics later and focus on creating newsletter and fence modification application.

Adjourned 8:20pm