

SETTLERS RIDGE HOMEOWNERS ASSOCIATION
MEETING MINUTES
AUGUST 31, 2021 7:00PM

Meeting was held via Zoom due to inclement weather. Original meeting area was to be in SRHA Common Area.

Board Members Present (6):

Mike Tutera – President
Tony Pauly – Treasurer
Paul Leavy – Secretary
Brian Widlocher
Dee Dee Adams
Chet Ostrowski

SRHA Households Present on Call (12):

Deluca, Gage, Malik, McClean, Lee, Kudlawiec, Trombetta, Wahba, Sylvestri, Bertucci, Rath, and Shorthouse.

Proxy Ballots on File with Treasurer: (19)

Call to Order: 7:05PM Mike Tutera, President called the meeting to order. A review of the meeting agenda was given by Mike Tutera and shared via Zoom meeting screen.

Budget: Tony Pauly, Treasurer reviewed the 2020-21 final financial statement, and the proposed 2021-22 SHRA Budget. All proposed line items were discussed in detail including annual dues for 2021-22. Annual dues will be \$100 for the current budget period and are payable by September 30, 2021. Paul Leavy motioned for acceptance of the financial report and 2021-22 budget. Motion seconded by Chet Ostrowski. Motion carried by unanimous vote. A copy of the budget outline will be supplied by Tony Pauly.

SRHA Online Survey Results for Common Area Use: Mike Tutera, President, reviewed the results of a Survey Monkey sent to all SRHA households regarding the usage and possible amenities added to the SRHA Common Area. The results were posted for viewing by all meeting participants and are available from Brian Widlocher upon request. 60 households answered the survey, which is approximately two-thirds of all SRHA homeowners. Some highlights of the survey included but are not limited to:

1. Only 30% of survey respondents currently use the Common Area.
2. 75% of survey respondents like having the Common Area as an open grass lot.
3. 55% of survey respondents do not support a dues increase to pay for new amenities.
4. Majority of respondents (38%) are not willing to pay a dues increase when given a choice of how much they would be willing to increase dues to pay for a new amenity.
5. When given a choice of what amenity they would like to have for the Common Area, a

walking track gained the most votes with 38% amongst the respondents.

6. Other ideas for usage of the Common Areas offered from survey respondents were:
 - A. Playground
 - B. Pool
 - C. Soccer Nets
 - D. Community Shed
 - E. Dog Park
 - F. Flower / Vegetable Garden
 - G. Leave it Alone
7. 70% of survey respondents stated that had no interest in assisting with the upkeep of the Common Area amenities.
8. 95% of respondents liked the idea of using an online survey to gain community input.

Tony Pauly discussed some estimates he received last year for the cost of a pavilion in the Common Area, with an average cost of \$30,000.

Mike Tutter read a letter sent to the SRHA Board from Candi Grove. Candi requested improvements to the access area to the Common Area including a walkway from Holiday Park Drive to the Common Area that is wide enough to accommodate a stroller, handrails and easier access on the hill grade entering the Common Area. Candi also requested an entrance to the Common Area from the Settlers Court side near the Ostrowski and Skoff residences. This led to open discussion by all meeting attendees. Brian Widlocher suggested that all improvements be thought through to completion in an orderly manner. The SRHA Board will evaluate the results and discussion regarding the survey, and what measures need to be considered to move forward or not on any amenities.

Priorities for 2022: Mike Tutter, President, opened the discussion for general discussion SRHA priorities for 2022:

1. **Garden Committee:** Chet Ostrowski offered a list of maintenance requests regarding the upper and lower entrances on Holiday Park Drive:
 - A. Request that the grass at the lower entrance only be cut by a walk-behind mower.
 - B. Request that Zaspel Landscaping remove pine needles and debris on road at lower entrance after each mowing.
 - C. General clean-up of debris, pet waste, pine needles, weeds, and pinecones at the lower entrance by volunteer residents.
 - D. Remove pine trees at lower entrance and replace with other type of trees, plants, etc.
 - E. Application of weed killer on grass at lower entrance.
 - F. Need to remove "sucker" branch growths from trees at upper entrance.

A meeting date will be determined for interested residents to meet at the lower entrance to discuss ideas / changes at that location. It was noted that the removal of pine trees at the lower entrance was discussed at a previous SRHA annual meeting, and the motion to remove the trees did not pass by majority vote.

2. **Pollinator Garden:** Mike Tuttera, President, offered an update of the Pollinator Garden located in the SRHA Common Area.
 - A. The Pollinator Garden has been certified by Penn State.
 - B. Volunteers are always welcome to help plant, weed, and offer general maintenance.
 - C. There was a resident request to remove weeds in front and to the side of the garden area. A motion was made by Mike Tuttera to have Zaspel Landscaping clean-up the weeds in the area. The motion was unanimously approved.
 - D. A nest of wasps was identified in the Pollinator Garden. Janelle Tuttera has contacted Bee Hunters to have the nest removed.
3. **Block Party:** Covid concerns and regulations did not allow for a SRHA Block Party in 2020. A Fall party was proposed by Tony Pauly, which could be held in a local restaurant if Covid regulations allow. Mike Tuttera offered a motion to explore the possibilities to schedule a Fall Party. The motion carried with unanimous approval.
4. **Garage Sale:** Dee Dee Adams gave a review of the SRHA Garage Sale held on 8/21/21. Dee Dee stated that overall SRHA participation was disappointing, with only 10 residents participating. Discussion regarding the possibility of having a garage sale in 2022 led to suggestions of having the 2022 date the same as Heritage Estates.
5. **Technology / Website:** Brian Widlocher, the SRHA Webmaster, offered a brief overview of the SRHA Website:
 - A. Website Updates / Improvements
 - B. Word Press and Domain Registrations
 - C. Links page
 - D. New archive page that includes old meeting minutes.
 - E. Information on how residents can update their personal information themselves or by contacting Brian.

General Discussion: Mike Tuttera opened the discussion for any general business or concerns by any participant of the meeting:

1. Bob Kudlawiec wanted to know how the SRHA Covenants are enforced? This question was answered by Mike Tuttera, explaining that any variances in the covenants need to be proposed to the current SRHA Board for review. The current covenants were established when the development was started in 1991. If there is any breach in the covenants, it is up to the SRHA Board to attempt to negotiate a satisfactory resolution

before taking any legal action. Homeowners can contact any SRHA Board member with any questions or concerns.

2. Mark Rath voiced his displeasure over the current 4-foot maximum height for fences erected within the Settler Ridge plan.

Adjournment: Mike Tuter, President made a motion to end the meeting at 8:31PM. The motion was seconded by Tony Pauly. Motion carried unanimously.

Next meeting proposed for August 2022. Exact date to be determined.