

SETTLERS RIDGE HOMEOWNERS ASSOCIATION
SPECIAL VIRTUAL MEETING
FEBRUARY 21, 2022 7:00PM

Purpose of Special Meeting: To inform SRHA Residents about a letter of received by the SRHA Board from Plum Boro on 1/6/22 regarding corrective action needed for the retention pond located in the Settlers Ridge Common Area Work must be completed by 4/30/22. A review of actions taken by the SRHA Board to facilitate corrections to the retention pond deficiencies, and a final decision regarding a special assessment to fund the repair costs.

Board Members Present on Call: Mike Tuttera, President
Tony Pauly, Treasurer
Paul Leavy, Secretary
Brian Widlocher
Dee Dee Adams

SRHA Residents on Call: Marsha Brinker
Betty Baker
Jim Letzkus
Mark Rathman
Mona and Haney Wahba

SRHA Vote by Proxy Support: Venkataraman
Trombetta
Pechar
Sadoski

Call to Order: Zoom Internet Meeting called to order at 7:00pm by Mike Tuttera, President

Overview: Mike Tuttera shared the letter received from Plum Boro on January 6, 2022, regarding the deficiencies found in the Common Area Retention Pond. The pond area was inspected for Plum Boro by the engineering firm of Herbert, Rowland, & Grubic. Ten (10) deficiencies were found and need to be corrected by April 30, 2022. A copy of this letter will be made available to all SRHA Residents along with the letter of special financial assessment.

The SRHA Board requested bids for completion of the work. Three bids were received ranging from \$8000 to \$14,000. Garrett Salandro was the low bidder at \$8000, and was the most highly recommended for his retention pond work within other municipalities and boroughs in Western PA.

Mr. Salandro met with David Soboslay, Assistant Borough Manager, Plum Boro, to review the scope of the work, and to receive some clarification regarding the removal of

sediment, to help minimize costs of the repairs. Work on the retention pond would need to begin before the Spring season, while no vegetation is growing.

Discussion: Mike Tuttera, President, opened the discussion with a review of the current SRHA Budget. The \$8000 cost of the retention pond would not leave enough funds to fulfill projected expenses for 2021-2022 fiscal budget, including any unforeseen circumstances like we are currently experiencing.

After much discussion regarding the best way to maintain the SRHA finances in an effort to fulfill current and future obligations, there was a motion by Marsha Brinker to collect a special assessment from all SRHA homeowners for \$90.00. This motion was seconded by Tony Pauly, and the motion was carried unanimously. This assessment will be sent out via U.S. Mail to all residents in the next few weeks. This assessment is in addition to and does not replace the SRHA required annual dues.

As part of the retention pond project, the National Pollution Discharge Elimination Systems (NPDES) requires that all yard waste to be removed from the pond, and all dumping into the retention pond must cease. To help remind SRHA Residents of this requirement, "No Dumping" signs will be placed around the retention pond. A motion was made by Paul Leavy, and seconded by Tony Pauly, for the purchase of signs for the retention pond area. The motion carried, with Mark Rathman being the only vote against. Mr. Rathman suggested signage being erected to direct residents to an alternate dumping area for only bio-degradable items such as grass clippings. This will be discussed in more detail at the next stated meeting.

Adjournment: A motion to adjourn the meeting at 7:33PM was offered by Tony Pauly, and seconded by Dee Dee Adams. The motion passed unanimously.