

**SETTLERS RIDGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
AUGUST 31, 2022 - 7:00PM
SETTLERS RIDGE COMMON AREA**

Board Members Present:

Mike Tuteru, President
Tony Pauly, Treasurer
Paul Leavy, Secretary
Brian Widlocher, Board Member
Vince Lazor, Board Member
Dee Dee Adams, Board Member

HOA Members Present:

Pat Boccardi
Jill Kitsko
Chris and Christina Clawson
Toni Shorthouse
Robert and Nancy Kudlawier
Abdur Malik
Mark Rath
Lita Hendrix
Dean DeLuca
Haney Wahba
Janelle Tuteru

Proxy Votes Registered by Mail: 22

Call to Order: Motion by Paul Leavy, seconded by Brian Widlocher to call the meeting to order at 7:05PM. Unanimous approval by all in attendance to start meeting. Board President, Mike Tuteru, offered welcoming remarks, and a general overview of the meeting agenda.

Budget: Tony Pauly, Treasurer, distributed the current SRHA Financial Statement and proposed budget for 2022-2023 to all attendees. Tony reviewed the budget and expenses for the past fiscal year and gave a detailed overview of the proposed budget for the current fiscal year of 2022-2023. There was discussion about the need for a one-time special assessment for required maintenance on the retention pond located in the Common Area. Dues for the current fiscal year were reduced from \$100 to \$75.00 and are due by October 3, 2022. A motion for approval of the budget was offered by Paul Leavy, seconded by Brian Widlocher,

and approved unanimously by all attendees. A copy of the Financial Statement and 2022-2023 Budget will be posted on the SRHA website.

LATE FEES ON UNPAID DUES: The Board Members reported having difficulty collecting annual dues in a timely basis. In past years it has taken up to seven months to collect the required annual dues from all households. It was suggested by Paul Leavy to assess a monetary penalty of \$10.00 per month following the printed due date on the dues notices. This led to a lively discussion of suggestions and options for collecting the dues. By majority vote, it was decided that:

1. After 60 days following the printed deadline for annual dues, there will be a \$25.00 per month penalty added to the base dues amount. (Due date for current year is 10/3/22). A registered letter will be sent to the homeowner. This letter will include a final request for dues and penalty payment, and alert the homeowner(s) that if dues and penalty are not paid within 90 days following the original printed fiscal year deadline, a lien will be placed on the home as outlined in the SRHA By-Laws.
2. After 90 days, the SRHA Board will authorize a lien to be placed on the home, and the homeowner(s) will be notified via registered letter. The \$25.00 per month penalty will continue to accrue until payment is made in full.

GARDEN COMMITTEE: Chet Ostrowski was not available for review of the Garden Committee, but he left comments to the SRHA Board for consideration. There was discussion regarding the removal of the pine trees at the lower entrance, but it was decided by the majority that the trees should remain as a buffer, and proper maintenance and care should be provided for them. Fresh mulch will be added to both entrances in the Spring of 2023. Volunteers are always welcome to help with weeding, pruning, and all other aspects of care and maintenance of the entrances. Solar lighting on the entrance signs was requested by Abdur Malik, and will be researched by the board members for possible installation. Paul Leavy mentioned that it is time to repaint the sign at the lower entrance.

POLLINATOR GARDEN: Janelle Tuteru offered an overview of the Penn State Certified Pollinator Garden located in the Common Area. The garden was recently mulched and weeded, and the plants are thriving. Volunteers are needed for general garden maintenance and weeding. Donations of native pollinator plants are always welcome, and Janelle is willing to help identifying what native plants would be beneficial to the garden area.

BLOCK PARTY: With funding available, and the lack of our annual SRHA Block Party during the pandemic, it was suggested that we consider a Fall 2022 Party at an indoor location, and a Summer 2023 Party in the Common Area. A motion for these parties was offered by Dee Dee Adams and seconded by Brian Widlocher. The motion passed unanimously. Rick's Sports Bar is under consideration for the Fall party.

TECHNOLOGY UPDATE: Brian Widlocher confirmed he renewed our website registration for 2022-2023. All information regarding Settlers Ridge is currently up to date, including changes of homeowners. Meeting minutes and Financial Statements are available under the “archive” tab.

BOARD MEMBER ELECTIONS: Terms were expired on all current SRHA Board Members. There was a nomination by Pat Boccardi and seconded by Jill Kitsko to retain the current board officers and members: 1. Mike Tuter, President 2. Tony Pauly, Treasurer 3. Paul Leavy, Secretary 4. Dee Dee Adams 5. Chet Ostrowski 6. Brian Widlocher
The motion carried by unanimous vote.

Current Board Member, Vince Lazor, did not want to continue his position. Nominees were requested from the attendees. This resulted in a balloted vote, where Pat Boccardi was named as a “new” SRHA Board Member for a two-year term.

Adjournment: Paul Leavy made a motion to adjourn the meeting at 7:59PM. The motion was seconded by Pat Boccardi and passed by all in attendance.

Submitted by: Paul Leavy, Secretary