

**SETTLERS RIDGE HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
AUGUST 8, 2023, 7:00pm  
CHRISTS LUTHERN CHURCH**

**Board Members Present:** Mike Tuter, President  
Tony Pauly, Treasurer  
Paul Leavy, Secretary  
Pat Boccardi  
Dee Dee Adams

**Absent:** Brian Widlocher  
Chet Ostrowski

**Homeowners Present:** Trombetta  
Frank  
Shorthouse  
Rath  
Hendrix  
Lee  
Wahba  
Pesch  
Malik

**Proxy Votes Submitted:** 18

**Call to Order:** Meeting was called to order at 7:02PM by Mike Tuter, President.

**Budget Review:** Tony Pauly, Treasurer offered a comprehensive review of the actual 2022-2023 SRHA Budget, and the proposed 2023-2024 SRHA Budget. A printed copy was given to all attendees. A digital copy is on file. Line items were briefly discussed as needed, but no changes were made. A motion to accept the 2023-2024 Budget was made by Dee-Dee Adams and seconded by Tong Lee. The motion was carried by unanimous vote.

**FOCUS AND PRIORITIES:** Mike Tuter led discussion on the focus and priorities of the SRHA for 2023-2024, including the following items:

- A. Pollinator Garden: The pollinator garden was recently refreshed by Zaspel Landscaping. It was agreed that Zaspel will be contracted to maintain the garden area and add some additional plants that will offer annual flowering and low maintenance. **Zaspel will spray the PG 2 times per month in the early growing season; then once a month as needed. Spraying vs pulling weeds is the preferred method to maintain the area. Larger weeds will be pulled. Each application is budgeted at \$60. Planting of new plants in spring will be handled by Zaspel. Will remind him in March 2024.**
- B. Fall Smore's Party: Paul Leavy proposed a smore's party in the Common Area to use some of the items left over from the Summer Picnic. A date in the third week of October was discussed so the fall colors would be peak.
- C. Common Space Utilization: Following the success of the Summer Picnic in the Common Area, the topic of utilization of this space, and the possibility of upgrades (pavilion, walking track, driveway, and signage) were briefly discussed. An explanation of the prior SRHA surveys, contractor estimates, legal requirements, and property maintenance issues offered reasons why the Common Area has remained as it is.
- D. Entrance Signs: The sign at the lower entrance has sustained damage from somebody climbing on it. Tony Pauly will contact Signs of Excellence to see if it is repairable, and the sign can be refreshed. Funds have been budgeted for repair / replacement. A motion to add solar lighting to the signs at both entrances was made by Toni Shorthouse and seconded by Chris Trombetta. The motion passed by unanimous vote. Mike Tuter and Pat Boccardi will research and purchase the lighting.
- E. Speed Control on Holiday Park Drive: A request for additional speed limit signs, speed control devices, and speed monitoring devices was brought forth by Mark Rath. The SRHA has no legal right to control traffic on any street in the plan. The Municipality would have exclusive responsibility for

any traffic control measures. A request for additional signage, or temporary traffic monitoring device can be submitted to the Municipality.

- F. Retention Pond: Steve Pesch asked about creating a maintenance fund for the next time the retention pond near the Common Area will have to be dredged. This would create a new line item in the SRHA Budget to divert annual funding of pond maintenance, alleviating the need for a special assessment in the future. A motion to create the fund was offered by Steve Pesch and seconded by Mike Frank. The motion was approved by unanimous vote. **We are accruing \$500 annually going forward.**
- G. SRHA Website and Social Media: There was discussion about the need to update the SRHA Website. There is some confusion about the login / account creation, so Brian Widlocher will be asked to send out an email with a reminder of how to login to the website with your name and lot number. If a resident does not know their lot number, all they will have to do is ask a Board Member for assistance. There was also a discussion of the need for another social media platform to offer means of neighborhood communication. A reminder about access privacy to our directories, email, and SRHA documents must be maintained.
- H. BOARD ELECTION: An open SRHA Board position was created with the resignation of Chet Ostrowski. Mark Rath and Steve Pesch offered to fill the vacant spot. After a balloted election, Mark Rath was elected to complete the open term.
- I. BY-LAWS AND COVENANTS ENFORCEMENT: The SRHA Board reviewed multiple correspondence and requests for intervention regarding violations of the covenants, especially in the installation of fencing and property maintenance. Two properties in particular, one on Holiday Park Drive and one on Penns Court were discussed for fencing violations. These properties will be addressed separately by the SRHA Board, with hopes of avoiding legal issues. Letters will be sent to the homeowners to try and resolve the issues. A motion was made by Pat Boccardi and seconded by Toni Shorthouse to research obtaining legal advice from an attorney regarding by-law and covenant enforcement. The motion was approved by

unanimous vote. There was additional discussion regarding “annoyance and /or nuisance properties. These are properties that may have a problem with upkeep, safety concerns, or create a depreciation factor for their neighbors. When multiple requests for SRHA Board assistance are requested by other property owners, the SRHA Board will discuss the issue and take action to help mediate a solution if warranted.

- J. CPR Training: Pat Boccardi offered his services as a Certified Instructor, to organize a CPR / AED training course. This would be a 4-hour course in proper life-saving techniques. A Fall / Winter date will be announced for registration.

**ADJOURNMENT:** A motion to adjourn the meeting at 8:32PM was offered by Paul Leavy and seconded by Pat Boccardi. The motion was passed by unanimous vote.