

Settlers Ridge Homeowners Association

Annual Meeting Minutes

August 20, 2026 | 7:00 p.m.

Call to Order

President Mike Tuteru called the meeting to order at 7:00 p.m.

Attendance

Board Members Present

- Mike Tuteru, President
- Tony Pauly, Treasurer
- Paul Leavy, Secretary
- Dee Dee Adams, Board Member

Board Members Absent

- Brian Widlocher

Board Consultants Present

- Pat Boccardi
- Toni Shorthouse, Entertainment Committee

SRHA Members in Attendance

- David Blenk
- Andrea Blenk
- Tong-Chang Lee
- Mike Frank
 - Proxy ballots received: 19

Treasurer's Report

Tony Pauly, Treasurer, reviewed the financial statement for fiscal year 2025–2026, ending May 31, 2026, along with the proposed budget for fiscal year 2026–2027. A written copy of the proposed budget was available for all attendees to review and comment on.

The following changes were made to the proposed 2026–2027 budget:

1. Increase the annual block party budget to \$2,500.00.
2. Increase the common-area tree removal and perimeter cleanup budget to \$2,000.00.

Dee Dee Adams made a motion to approve the revised 2026–2027 budget. Mike Frank seconded the motion. The motion was approved unanimously by all members in attendance.

Committee Reports

Garage Sale. Toni Shorthouse and Dee Dee Adams reported that there was very little interest in the neighborhood garage sale this year. Only four homes participated, and few shoppers came through the plan to purchase items. For future garage sales, it was recommended that dates be coordinated with Heritage Estates and other nearby communities.

Block Party. Toni Shorthouse volunteered to organize another SRHA block party at Pugliano's Restaurant on November 24, 2026. The event will be organized in a similar fashion to the 2025 party, which was considered a great success. Dee Dee Adams made a motion to increase the block party budget, and Pat Boccardi seconded the motion.

Focus and Priorities for Fiscal Year 2026–2027

1. **Common Area Maintenance:** Contact Zaspel Landscaping to remove downed trees near the entrance and along the property perimeter, and to clear perimeter overgrowth. Evaluate the retention pond at the rear of the common area for maintenance needs, functionality, and any potential dredging or cleanup.
2. **Fiber-Optic and Internet Service:** Mike Frank reported that Windstream expects to install fiber-optic cable throughout the community in the near future. He also noted that Starlink service is available to residents who wish to use it.
3. **Neighborhood Dumpster Rental:** Paul Leavy discussed dumpster-rental programs used by other homeowners associations. Dumpsters could be placed throughout the neighborhood for a 24- to 48-hour cleanup period, allowing residents to dispose of unwanted items until each dumpster is full.
4. **Trash Collection:** Attendees discussed Murrys ville's possible change in trash-removal service because of issues with the current Waste Management provider. The conversation also addressed trash-pickup problems experienced in the neighborhood over the previous month and a half.

Board Elections

The terms for three Board positions had expired. The positions were held by Mike Tuter a, Tony Pauly, and Paul Leavy. Nominations were considered for the three open positions.

- Mike Frank made a motion to nominate Mike Tuter a. Paul Leavy seconded the motion. The motion was approved unanimously.
- Pat Boccardi made a motion to nominate Tony Pauly. Toni Shorthouse seconded the motion. The motion was approved unanimously.
- Pat Boccardi made a motion to nominate Paul Leavy. Mike Frank seconded the motion. The motion was approved unanimously.

Mike Frank made a motion, seconded by Dee Dee Adams, for the newly appointed Board members to retain their existing officer positions:

- Mike Tuter a, President
- Tony Pauly, Treasurer

- Paul Leavy, Secretary

Adjournment

With no further business to discuss, Mike Tuteru made a motion to adjourn the meeting at 8:02 p.m. Dee Dee Adams seconded the motion. The motion was approved unanimously, and the meeting was adjourned.