

SETTLERS CREEK HOMEOWNERS' ASSOCIATION ANNUAL MEETING MINUTES – February 21, 2009

1. President Gina Keeling-Hatcher called the meeting to order at 10:40 a.m. at 3121 S Fulmer Circle.
2. There were 15 members in attendance representing 12 lots, which constitutes quorum.
3. The 2008 President and the 2008 Secretary/Treasurer both agreed to serve another term if no one was nominated. Members unanimously voted to retain Gina Keeling-Hatcher (3121 S Fulmer) as 2009 President and Barbara McTamney (3057 N Fulmer) as 2009 Secretary/Treasurer. Vice President Byron Jones (3015 McCord) stated in an email to the President that he did not wish to serve another term. There were two nominations for the 2009 Vice President seat. Members voted by secret ballot, and just prior to the conclusion of the meeting, member Scott Friedman (3120 S Fulmer) became the 2009 Vice President after receiving the majority, 8 in favor of, vote.
4. The draft bylaws were presented for adoption:
 - Regarding Article V., one member wanted clarification on whether the collection of the administrative late fee was an annual or one-time fee. President to look at Florida Statutes again, and reword accordingly.
 - Regarding Article VI, 4., discussion of phrase “without cause” ensued. It was determined to leave as is because a majority vote of the members would have to occur, and that is highly unlikely.
 - Regarding Article IX, 6., “Quorum” is further defined as 5% of total lots, not each individual owner of any lot. We currently have 219 lots, which means that members from at least 11 lots need to be physically present to conduct a meeting.

Votes by proxy were 10 in favor of, 0 against, and unanimously in favor of by members present. The president will make the above-indicated changes and get the adopted bylaws recorded at the County Courthouse.

5. Motion was made to keep the 2009 dues at \$25.00. Vote was unanimously in favor of keeping at \$25.00.
6. Motion was made to hire a professional to wash, scrape and paint the front entrance fence and shelter, which would include trimming necessary bushes away from the fence. Vote on painting the front fence and shelter. Two bids were received in the fall, and ranged from 1200.00 to 1400.00. Members indicated that it would be better to hire a professional rather than to try and coordinate volunteers. The vote was unanimous in favor of to hire a professional after the president obtains two more bids.
7. Brief discussion of purchasing Liability Insurance for the front entrance. President will not pursue because of cost and technically, the property is City right-of-way and the owner on record is Andrew Jackson Savings (who is now defunct). Have run into a dead-end on how to change the warranty deed.
8. City has a new program (SmartBill) to receive and pay utility bills electronically. The link is posted on our website.
9. Members were informed that president asked City Water to inspect records of water line breaks in the neighborhood to see if we needed to be added to a future project list for total line replacement. Following is City's response: “Although it seems that the water repair crews had been to the neighborhood several times which obviously will raise a valid concern among the residence. Apparently there were confusion between water main repairs and leaks associated with service taps and meters. In conclusion, the subject water main is in good shape and will not be in any future replacement list.”
10. Members were informed that president requested in December that City Streets & Paving inspect condition of the roads in our neighborhood. Waiting on response. President will follow up.
11. President requested from City in January to plant some trees around the holding pond. A member suggested that the HOA could possibly purchase the trees. President will follow up to see what City's plan is.

12. Get-together was held October 11, 2008, on Mayflower Court. We had a decent turnout.
13. Our Neighborhood Watch Officer, Maria Mercurio, was promoted in December. Our new contact is Officer James Bird. His office number is 891-4184 and email is james.bird@talgov.com.
14. Treasurer reported that there were \$5,679.50 in deposits and \$2,767.96 in expenses for 2008. The report will be posted on our website. 2009 expenses are expected to increase due to painting the front entrance fence and shelter and because our year of free website hosting expires in March 2009. We hope to increase deposits by collecting on past dues.
15. It was also suggested by a member that the president contact the City about the possibility of the City erecting a fence along the wooded ditch line between Settlers Creek and Huntington Woods. The safety of our neighborhood children and preventing criminal activity are the main reasons for wanting to prevent access to the ditch line.
16. Members were notified of City's energy rebate programs, especially the Ceiling Insulation Program, in which the City pays 80% of the cost. While the City doesn't pay to insulate over garages, the customer can pay the garage portion out-of-pocket. The first step is to request a free Energy Audit either online at www.talgov.com/you/uos/program.cfm or by calling 891-4968 then pressing 42.
17. On March 7, 2009, from 9:00 a.m.– 1:00 p.m., residents can dispose of household chemicals and used electronics at the Tallahassee Mall behind Ross.
18. Activities Co-chair, Holly Davenport, reminded everyone of the Neighborhood Cleanup on the 2nd Saturday of every-other month at 10:30 a.m. February was cancelled due to rain. The next one is April 11. Members that routinely walk the neighborhood were asked to pick up trash at their convenience. She also asked for input on upcoming "Yard Beautification" awards.
19. Guest Sam Littlefield of Gutter Solutions presented information about his company and ways to prevent water intrusion into the home. He also said residents should always ask from any contractor proof of license, insurance, and especially workers' comp coverage. You can also call their insurance company and ask that a copy of coverage be mailed or faxed to you.
20. Regarding the customary meeting door prize, the president suggested that for bookkeeping purposes to issue a \$25.00 check rather than waive dues. It was agreed to issue check to future winners of door prizes. (Historically, tickets are issued to each member attending a meeting, and a winning ticket is drawn at the conclusion of the meeting.)
21. Member Bobby King won the \$25.00 door prize.
22. The meeting adjourned at 11:40 a.m.

Respectfully submitted,

Gina Keeling-Hatcher
President