

# Settler's Creek Homeowners' Association

## ANNUAL MEETING MINUTES – February 27, 2010

1. President Gina Keeling-Hatcher called the meeting to order at 10:45 a.m. at 3121 S Fulmer Circle.
2. There were 13 members in attendance representing 11 lots, which constitutes quorum.
3. Members voted unanimously to keep the 2010 dues at \$25.00. Invoices will be mailed in April. Per the following notice that was sent with the 2009 invoices, and in accordance with Article V of the Bylaws that were adopted February 21, 2009, the 2010 invoices will include delinquent fees for accounts past due.

“Any assessments or dues that are not paid when due shall be delinquent. If the assessment or dues are not paid within sixty (60) days after the due date, the assessment shall bear interest from the date of delinquency at the annual rate of eighteen percent (18%), plus an administrative late fee not to exceed the greater of \$25.00 or 5 percent of the amount of each installment that is paid past the due date. The Association may take action to place a continuing lien against the Owner(s) personally obligated to pay the same, and in addition to interest and administrative late fees, other costs and attorney's fees, if any, shall be added to the amount of such assessment or dues. No Owner(s) may waive or otherwise escape liability for the assessment provided for herein by nonuse of the Common Area or abandonment of his Lot.”

4. Treasurer report for 2009. Present 2010 budget. Members present were given a copy of check/deposit transactions, plus a copy of income/expenditures report. (Members not in attendance may request a copy be mailed or emailed to them.)

There is ~\$6,500 (not including delinquent fees) in uncollected dues from 2000-2009.

5. Added to the agenda was discussion of whether or not to have the president seek a new website host. Nord Enterprises is the current host—they are not customer-friendly, their system is extremely difficult to use (even for someone with experience), and it cost ~\$350 per year.

Members voted unanimously to seek a new provider. Members David Donaldson and Holly Davenport offered to help set up a new website. (March update - new website is located at [www.settlerscreek.org](http://www.settlerscreek.org).)

6. Holly Davenport, Activities Committee Co-Chair, reported that the bimonthly neighborhood cleanups will be reinstated now that spring is here. There was discussion on the possibility of having a neighborhood yard sale soon.

Holly also stated that we need a new sign for yard-of-the-month. She will offer some design ideas, and the president will obtain a new sign.

7. The president distributed a handout showing 2008 and 2009 Settlers Creek home sales. There were 9 sales in 2008 and 15 sales in 2009. (March update – there are 35 known rental properties in the neighborhood.)
8. Front entrance expenditures increased in 2009 because \$1100 was spent to have the fence and bus shelter pressure washed, sanded, repaired & painted. In May, 2009, vandals broke floodlight bulbs and fixtures, which cost \$285 for electrician to replace. (The same thing happened again in December, but that expense wasn't incurred until January 2010.)

9. Resident Jack Beamish has agreed to represent our neighborhood at the 2010 Council of Neighborhood Association (CONA) meetings.
10. Members agreed that the 2010 Board of Directors should pursue developing a schedule of fines for covenant violations. Have already obtained legal opinion on how to approach the matter. The matter was not voted on because the current president will not be able to complete the task prior to moving in May.
11. 2010 Board of Directors. Any resident member who is interested and whose dues are current, may nominate themselves or be nominated at the meeting.
  - ▶ No one was nominated to become president. The current president, Gina Keeling-Hatcher, agreed to continue as president pending her move from Tallahassee in May.
  - ▶ Members voted unanimously to retain Scott Friedman as vice president. (However, he has since resigned.)
  - ▶ No one was nominated to become treasurer. The current treasurer, Barbara McTamney, stated she would continue to serve as treasurer until her pending move from Tallahassee.

**Discussion of hiring a property manager then ensued. It was agreed that the neighborhood's overall appearance is declining, and that there are multiple covenant violations that need to be addressed. It would be better to have a third-party who does not live in the neighborhood to take on this responsibility. The current president has actually been threatened while trying to address problems.**

**It was also agreed that it will be easier to elect board of directors if we have a property manager.**

**Members unanimously voted in favor for the current president to inquire prices and services from some local property managers.**

12. Member Ruben Vazquez of 3920 Mayflower Court won the \$25.00 door prize.

The meeting adjourned at 12:15 p.m.

Respectfully submitted,

Gina Keeling-Hatcher  
President