

**SETTLERS PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING - REGULAR SESSION
AUGUST 20, 2019
MINUTES**

The Board of Directors meeting for Settler's Park Homeowners Association was called to order at 7:03 p.m. Those present were Bonnie Finnigan, Jill Quinn, Bill Sargent, Diane Decker, and Lynn Marticiuc representing the managing agent. Claudia Stewart Shakespeare was absent.

MINUTES/REPORTS

Motion was made by Bill, seconded and carried to approve the minutes of the July 16, 2019 Board of Directors meeting & Executive Session as presented.

The Financial Report ending July 31, 2019 was reviewed and accepted as presented. The Board was concerned about the negative figure under Income, and management advised that the specific overpayments that caused the variance will be reflected in the monthly financials that are sent out by Denise Picard.

COMMITTEE REPORTS

Social Committee - Kelly reported on the pool party and compliments received about the dive-in movie. The committee is researching options for the best way to have food available, including permit costs per event versus per year. Volunteers have been less than desired and it is getting difficult for the 3 committee members to prepare for the events on their own.

Pool/Facilities - Jill had nothing new to report.

Landscaping - Bill advised that the drainage ditch was filled in and all debris has been cleaned up. Grass was then planted, and some trees were trimmed along that area and in the greenbelt area adjacent to the Settler's Grove entrance. The city will need to look at it and advise regarding their approval.

Communications - Bonnie had nothing new to report other than a few updates that will be done on the website, i.e., minutes and Directors listing.

BUSINESS

Brick Wall Estimates - Bill discussed the Fencecrete proposal for 4,600 linear feet of brick wall explaining the locations that it would include. The Board would like to know if the Association could work with the city over the course of four or five years to complete the walls in all desired locations. Bill mentioned there will likely be obstacles involving power lines, utility lines and trees.

There was discussion about how much the city may be willing to pay, and Bill agreed to get the bid broken down into sections. In addition, the Chimneystone manager will be consulted about the steps they were required to take to obtain funds and approval from the city.

The Board halted the meeting to look at the pool fence. After discussion, motion was made by Bonnie, seconded by Bill and carried to approve an expense of up to \$1,500.00 to reinforce the fence posts. The Association will not pay at this time to install a gate in the back.

The Board reviewed the proposals presented by management last month to replace a bad section of fence along Settler's Way. The bids ranged from \$15,000.00 for repairs to \$24,000.00 for replacement. As the Association intends to do the brick wall with the city in this area within the next year and a half, management was instructed to have just the back pickets replaced at this time.

The Board reviewed a proposal from ABC Awning Co. of approximately \$5,000.00 for a replacement awning to match the pool. Motion was made by Bill, seconded by Bonnie and carried to approve the proposal.

OPEN FORUM

The Board answered questions and concerns from an owner about flooding and the drainage ditch. The Board explained that LID 2 is responsible for flood control, and Bonnie discussed the original design of the ditch. The owner(s) suggested that there has been substantial erosion; especially since Harvey, and they requested that the Association build up the area more than what was recently done. The Board advised that when the new soil settles, some more may be brought in provided it does not change or disrupt the waterway. Bonnie agreed to meet with the city engineer to look at the area again.

There was further discussion regarding the metal poles that were installed outside the fencing, which the Board of Directors advised are not allowed and are unsightly.

An owner suggested that the Board consider putting out a sign to remind the owners of the upcoming Board meetings.

There being no further business, the meeting was adjourned to Executive Session at 8:26 p.m.

Approved

Date