

**Minutes of the Annual Meeting
Settler's Ridge Homeowners Association
Tuesday, January 14, 2025, 7:00 pm
Covenant Community Church**

The meeting was called to order by President Terry Reeves at 7:00 pm.

Attendance was noted and was insufficient for a quorum as per the bylaws of the HOA.

Terry Reeves reviewed the stated agenda for the meeting and discussed the various means by which homeowners could contact the officers through website and Facebook pages and also how to request services, review covenants and see minutes of HOA meetings.

Terry next introduced the member of the HOA Board of Directors who were present at the meeting.

Terry discussed membership voting on current dues, definition of quorum for the annual meeting and the process by which the bylaws could be amended.

White Enterprises and their role in the HOA Administration was briefly discussed.

A discussion of the dimensions of Settlers Ridge was presented, 320 homes in eleven sections.

Reeves continued with a review of the highlights of 2024 demonstrating the use of HOA dues for various projects related to maintenance and improvements. These included social engagements, tree trimming, and enhanced website, signage at the pavilion and playground, entrance sign improvements, guard shack repairs and soccer goals in the park.

Reeves also reviewed the role of the architectural committee and the broad view of the restrictions contained in the covenants. He strongly

encouraged anyone planning to make adaptations or improvements to their property to contact the architectural committee chairman for guidance.

Terry next discussed broad goals for 2025, with additional park repairs, seasonal décor upgrades and additional social activities.

He talked next about the annual dues, when they are to be paid and the where and how of payment. He was specific about penalties for unpaid dues including fees and property liens.

Next President Reeves opened the floor for questions. Among the questions were these:

- Concern over the possible installation of charcoal grills in the park as they represent a real fire hazard.
- The use of drones in the neighborhood and the possible response to this invasion of privacy.
- The OEC transformer box in the park needs attention as it is no longer level.

As a final item on the agenda, the floor was opened for nominations to serve on the HOA Board of Directors. Seeing as there were no nominations at large, a motion was made to close nominations and upon voice vote the motion was passed unanimously.

Rebecca Johnson then made a privileged motion to retain the existing board for a term of one year. The motion was seconded by Lawrence Schebler and upon voice vote was approved unanimously.

Seeing there was no other business to conduct, a motion was made by Sharri Reeves, seconded by Justin Ludwig and approved by voice vote to adjourn the meeting at 7:45 pm.

Respectfully submitted,

John B. Johnson,
Vice President, Settlers Ridge HOA Board of Directors.