

## **Settlement at Utica Lake Add No. 1 Homeowners Association, Inc. Unapproved Minutes - Annual Meeting of March 5, 2024**

Meeting called to order at 5:00 pm.

**Roll Call** – Meg Galaska introduced herself and Paul Bielinski as Board Members. It was reported that 24 of the 42 lots have been sold to third party purchasers. Appearances were made by 8 owners or by proxy and Bielinski's 18 lots. Quorum was met.

**Proof of Notice of Meeting or Waiver of Notice** – Proof of notice is that owners attended the meeting.

**Minutes** – The minutes from last year's meeting were read and deemed approved.

**Reports of Officers & Committees**– Meg reviewed the financial information and described developer deficit funding.

Tim Baker attended the meeting. No one had questions relating to landscaping and common area maintenance.

**Unfinished Business** – There was no unfinished business from last year.

### **New Business –**

An owner states that weekly mowing is not happening around lot 109. The HOA will inquire with landscaping contractor.

An owner asked why we need to mow the common areas. Paul stated that this may be a requirement of the developer's agreement in order to ensure that water flows to the correct treatment areas.

An owner asked when they will take over the HOA. Paul stated that this would happen once 100% of the lots have been sold.

An owner asked about the status of sales. Paul explained that four RediHomes were started. One will be used as a model, and another has an offer on it. Since that time, four more RediHomes have been released to start.

Drainage easement behind the neighborhood is holding too much water according to an owner. These are located at the beginning of neighborhood.

An owner asked what the turnaround time is for responses from the warranty department. Paul explained that it is same day or 24 hours at maximum.

**Adjournment** – The meeting adjourned at 5:42 pm.