

SETTLERS BRIDGE HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING AGENDA – October 28th – 6:30 pm TO 8:00 pm
CHECK IN AT 2279 E SIDEWINDER DR

Call to Order – Welcome/Introduction

Attendance – Sign in Sheets/Proxies – Establish a Quorum

Per the Bylaws, Article III: Section 3.04 “Quorum” -- Any meeting of the Membership of the Association called for the purpose of coordinating business on behalf of the Association shall require a quorum. Sixty percent (60%) of the voting Members of each class or their proxies, or by written ballot or absentee ballot shall constitute a quorum. If, however, a quorum is not present nor represented at any meeting, the Members entitled to vote thereat shall have power to reschedule such meeting, and at the rescheduled meeting, the required quorum may be reduced to ten percent (10%) of the total votes entitled to be cast.

Introduction of Board Members and Guests

Board: Jim Pfitzer, President; MelaDee Ketcham, Vice President; Mike Brown, Secretary

Guest: Chris Yorgason, Attorney who served as Settlers Bridge HOA Advisor, Account Manager, and Treasurer for several years

Volunteers for registration and counting

Approve Minutes of November 2, 2023

Nominations and Elections for 2024

New Nominations? Acceptance by homeowner nominated from the floor

Candidate self-introductions

Vote – Homeowners will use their proxy form or a confidential ballot form provided at the meeting (Volunteers will tally the votes while the meeting continues.)

Settlers Bridge HOA Financial Status

Chris Yorgason - present Balance Sheet as of October 7th and report of Profit and Loss January 1 to October 7, 2024.

Mike Brown, Board Secretary – status of Reserves fund of CD at ICCU current balance \$21,407.02 @ 5.05%. Standard Savings Account \$20,440.75 @ .150%

Settlers Bridge HOA -What Happened in 2024

LANDSCAPING: Aloha Landscaping with a 3yr contract, is on the end their 2nd year. Being the 2nd year we have worked well together and the year has been a bit easier and lines of communication are always open.

FLOWERS: Our Spring flowers were generously donated by Elaine Meade. Volunteers by the HOA Board helped her plant the spring flowers. This was a savings of about \$6,500 from the bid we got to hire it out. Much Thanks to Elaine for bringing some beautiful colors to help brighten up our community.

TREES: We are now at a point where all are over 300+ common area trees have been trimmed/raised, etc. to meet ACHD standards. Diseased trees were removed to prevent spreading to other trees or causing damage. Our goal is to keep them maintained every year in intervals as they need trimming as to not have them get over grown in the future.

POOL: Extended pool closing 1 week past Labor Day. Only one extra cost for Pool Closure for a child mishap. Replaced the broken pool chairs with 10 new loungers and 11 adirondack chairs. Have added 4 umbrella stands also to the pool area. Over all it was a Great Pool Season and much Thanks to all who helped keep things cleaned and costs down for all of us.

TDS DAMAGE: City water leak to our Pool and Water Wheel, common area sprinklers and timer wire to the North/East corner of our subdivision. All are fixed and so happy about that long ordeal!

STREET LIGHT POSTS: Schubert and Mountain Man light post damage caused by TDS digging repaired and working now. We want to thank a neighbor who owns an Electrician Company for all their hard work on this.

PUMP HOUSES: Replaced faulty pump #2, Replaced faulty Piston Assembly on the Orival Filter, Replaced faulty Control Panel for the Water Wheel. The Well Water VFD Controller is faulty and for the current future we will no longer have well water usage. Our Subdivision is almost 20yrs old and Burgess Pump informed us these items are going to become faulty and will need to be replaced.

Former HOA President, Ryen Ramsey unexpectedly resigned in June. The current Members of the Board were very happy Mike Brown stepped in to help out and finish the term out with us.

Our Very Much Appreciated Account Manager, Chris is getting too busy in his full time job as an Attorney and we will be sadly losing him as our go to person for more than just our Accountant. Manager. His family developed our community ; his history and knowledge is indispensable. We will truly MISS HIM and Wish him the Best! Thank You Chris for all the 20+ years you have given all of us!!

Questions for the Board?